FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Treg Warner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF March, L S 19 87

Patricia Nicholl
Notary Public

MY COMMISSION EXPIRES: 9/5/89

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

| NAME / ADDRESS | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Treg Warner (NAME) | Owner (NAME) | Map 104-10 |
| 3728 West End Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 107 |
| Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | 26W07720 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Calvin L. Tate and wife, Teresa L. Tate,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Treg Warner, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 203 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by R. L. Montoya, Surveyor, January 16, 1979, as follows:

Beginning at a point on the northeasterly margin of a 50 ft. unnamed street, 568 1/2 ft. southeasterly from the northeasterly corner of Marlborough Avenue and said 50 ft. unnamed street, being the common corner of Lots 178 and 203; thence with the line between said lots, northeastwardly 190.70 ft. to the corner of said lots and of Lots 172 and 173; thence with the line between Lots 203 and 173, southeastwardly 70 ft. to the line of Lot 174; thence with the line between Lots 203 and Lots 164 and 177, southwestwardly 192.23 feet to the northeasterly margin of said 50 ft. unnamed street; thence with said street, northwestwardly 70 feet to the beginning.

Included in the above description but excluded from this conveyance is a portion of the front of said lot conveyed to the State of Tennesssee, by deed of record in Book 4827, page 754, Register's Office for Davidson County, Tennessee, to which said deed reference is hereby made for a more complete legal description of said taking.

Being the same property conveyed to Calvin L. Tate by deed from Eddy Muzac, of record in Book 6613, page 453, said Register's Office.

Power of Attorney of record in Book 5859, page 61, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 512 Lancaster, Nashville, TN 37212 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of March, 1987

Teresa L. Tate

Calvin L. Tate

by Calvin L. Tate attorney-in-fact

Teresa L. Tate is joining in this conveyance to convey any and all marital rights she may have to said property.

4557

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned BOOK 7174 PAGE 582 a Notary Public in and for said County and State, the within named Calvin L. Tate

the bargainor ____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 19 87.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that (he / they) as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19 ____.

My commission expires ____

Notary Public

0 5 8 7 0 IDENTIFICATION REFERENCE

MAR 19 2 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Calvin L. Tate

TO

Treg Warner

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Calvin L. Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Teresa L. Tate as her Attorney in Fact as the free act and deed of the within named Teresa L. Tate.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 1987.

My Commission Expires: 9/9/89

Notary Public

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 7174 PAGE 583

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

50[illegible] .00- CAMT.
140.[illegible]0 COTAX
.50 [illegible]
6.00 [illegible]
CHECK 146.50-
4057A03/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 8 7. 0.

IDENTIFI REFERENCE

MAR 19 2 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59134