SEND TAX BILLS TO:

John Driver
1018 35th Ave. North
Nashville, TN 37209

ADDRESS OF NEW OWNER(S):

John Driver
1018 35th Ave North
Nashville Tn. 37209

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MORTGAGEE:

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THIS INSTRUMENT PREPARED BY:
J. STEPHEN BROWN
ATTORNEY AT LAW
P.O. BOX 792, 225 EAST MARKET
LEBANON, TENNESSEE 37087

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 2,150.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 8th day of May 19 87

Notary Public

My Comm. Exp. 10-7-90

MAP: 81, GR: 11, PAR: 519

IMPROVED: ____, UNIMPROVED: ✓

D E E D

FOR AND IN CONSIDERATION of the sum of Two Thousand One Hundred Fifty Dollars ($2,150.00), cash in hand paid, the receipt of which is hereby acknowledged, we, OZIE B. WINTERS and wife, RACHEL WINTERS, have this day bargained and sold, and by these presents do hereby transfer and convey unto JOHN DRIVER, his heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in the County of Davidson, State of Tennessee, known as 1604 14th Avenue North, Nashville, Tennessee, and being more particularly described as follows:

Being the southerly 33 feet of Lot NO. 205 on the plan of McGavock, Wetmore, and others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot NO. 205 fronts 33 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Rachel Winters from Ozie B. Winters by deed of record in Book 5002, Page 29, Register's Office for Davidson County, Tennessee,

and by quitclaim deed from Rachel Winters to Ozie B. Winters dated March 11, 1981, and of record in Book 5724, Page 265, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Grantee herein, his heirs and assigns, forever, in fee simple.

WE COVENANT with the said Grantee herein, that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 1987 shall be apportioned between the Grantors herein and the Grantee herein as of the date of this deed, with the Grantee herein assuming and agreeing to pay said taxes when they become due, the parties having settled in cash. The real property taxes for all prior years shall be paid by the Grantors herein.

RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all restrictions, minimum building set back lines, and easements and rights of way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee.

POSSESSION: Possession with deed.

WITNESS OUR HANDS on this the 8 day of May, 1987.

Ozie B. Winters
OZIE B. WINTERS

Rachel Winters
RACHEL WINTERS

STATE OF TENNESSEE

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COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, OZIE B. WINTERS and wife, RACHEL WINTERS, with each of whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who each acknowledged to me the execution of the within instrument for the purposes therein contained.

Witness my hand and seal at office in Lebanon, Tennessee, on this the 8 day of May, 1987.

NOTARY PUBLIC

My Commission Expires:

11-15-88

39227

IDENTIFICATION REFERENCE

JUN 24 22 AM '87

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

RECEIVED OF _____

FOR _____

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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
			2150.00-	CAMT.
			5.68	CSTAX
			.50	PREE
			9.00	WDEED
			CHECK	15.38-
		2496A06/24/87	BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39227

IDENTIFICATION REFERENCE

JUN 24 3 22 PM '87

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 96719