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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$30,000.00 Howard Caughron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 1987.

Notary Public

MY COMMISSION EXPIRES: June 27, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebony Inc. of Nashville (NAME)	Same - Owner (NAME)	Map 82-7
2445 Eastland Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 343
Nashville, Tn 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	20W-01265

FOR AND IN 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, Howard Caughron and Jeffrey L. Hale as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ebony Inc. of Nashville

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. 4 on the Map of East Nashville Real Estate Company's Plan of lots, of record in Book 57, page 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the north side of Grace Avenue, formerly Josephine Street, and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Howard Caughron and Jeffrey L. Hale as tenants in common by deed from Willie Boston and wife, Judy C. Boston, being recorded simultaneously herewith.

This conveyance subject to a first mortgage payable to Associates Financial Co. of Tennessee, Inc. of record in Book 6995, page 388, Register's Office for Davidson County, Tennessee.

45347

IDENTIFICATION REFERENCE

JUL 14 9 24 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Taxes for 1987 have been pro-rated and assumed by Grantee.

This is unimproved ( ) improved (xk) property, known as 317 Grace Avenue Nashville, TN 37215
(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 heirs 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 convey 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 our hands this 18th day of June, 1987

Howard Caughron

Jeffrey L. Hale

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named ~~Howard Caughron and Jeffrey L. Hale~~

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of June 19 87

Commission expires June 27, 1987

Dorothy Jarrett
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Howard Caughron and Jeffrey L. Hale

TO
Ebony Inc. of Nashville

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

[illegible] .00- CAPIT.
84.00 STTAX
.50 RREG
6.00 [illegible]
CHECK 90.50-
9409A07714787 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45347

IDENTIFI REFERENCE

JUL 14 9 24 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 103587