Maximum Amount for Tennessee Recording Tax Purposes is $65,000.00

BOOK 7397 PAGE 582

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Nov, 1987

Notary Public

MY COMMISSION EXPIRES: 3-16-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold E. Collins, Attorney, 4800 Charlotte Ave., Nashville, TN 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & W Properties (NAME)	Same (NAME)	Map 114
5115 Hobbsville Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parc. 179
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	8D-41970

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, Imogene Gowan, legal guardian of Robert Hayden Smart and Imogene Pentecost Gowan, individually, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. & W. Properties

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:

A tract of land in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being a part of Lot No. 1 in the partition of the lands belonging to the heirs of George Tolbert, deceased, a plan of which is filed the papers in the Chancery Court in the cause of James Tolbert and wife, et al, vs. Harrison House, et al, Rule No. 18753, and described as follows:

BEGINNING at a point in the west margin of Old Hickory Boulevard, in the south line of the original Lot No. 1 as shown on the plan above referred to: thence south 81' west 220 feet 4 inches, more or less, to a point, the original southwest corner of Lot No. 1; thence north 23½' east 396 feet, more or less; thence north 17' west 19 feet, more or less, to a point in the west margin of the Old Hickory Boulevard 352 feet, more or less, to the point of beginning.

The above described tract being a triangle out of the most southwest corner of the original Lot No. 1 above referred to and containing one acre, more or less.

BEING the same property conveyed to W. E. Smart by deed from Maude Alice Cullum, a widow, of record in Book 1199, page 582, R.D.D.C., Tennessee, the said W. E. Smart having died testate the 22nd day of February, 1971, devising said property to his wife, Katie (Katherine) Smart, for and during her lifetime, she having died September 16, 1975, and upon her death, a life estate in and to Robert Smart, who is presently living, and a disabled person, and upon his death, the remainder in fee simple to Imogene Pentecost (Gowan), said Will of record in Will Book____, page _____, Probate Court for Davidson County, Tennessee.

1987 Property Taxes assumed by Buyer, and pro-rated.

RUSH

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
Nov 6 9 50 AM '87

IDENTIFICATION REFERENCE

8 0 4 2 1

This is improved (X) unimproved ( ) property, known as 573 Old Hickory Blvd., Nashville, TN
(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 5th day of NOVEMBER, 19 87

Imogene Gowan
IMOGENE GOWAN, legal guardian of Robert Hayden Smart

Imogene Pentecost Gowan
IMOGENE PENTECOST GOWAN, individually

CHECK 11/06 $3.50 140

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Imogene Gowan, legal guardian for Robert Hayden Smart, and Imogene Pentecost Gowan, invidually,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5TH day of NOVEMBER, 19 87.

Harold E. Collins
Notary Public

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TN

Commission Expires 3-11-90

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

65000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 188.50-
0140A11/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8042 L.

IDENTIFICATION REFERENCE

Nov 6 9 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33403