B0420

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Howard Carter and Ronald Smith 91 Vandiver Street Madison, TN 37115	Howard Carter 109 Earline St Hendersonville Tn 37075	11D504110 43-16-39 11D504105 43-16-38

WARRANTY DEED BOOK 7464 PAGE 238

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Keith S. Francis and Kenneth L. Francis**, have bargained and sold, and by these presents do transfer and convey unto the said **Howard Carter and Ronald Smith**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1: Being Lots Nos. 4 and 5 of Block "A" on the Revised Plan of Myatt-Eagan Subdivision, of record in Book 1424, Page 107, Register's Office for said County.

Said lots adjoin and front together 100 feet on the northerly side of Old Hickory Boulevard and run back, 243 feet on the easterly line of Lot 4 and 245.4 feet on the westerly line of Lot 5 to a dead line, which is a broken line, measuring 80 feet thereon.

Included in the foregoing description, but expressly excluded from this conveyance is the following described property which was condemned for highway purposes in the Third Circuit Court, a copy of the decree being of record in Book 4218, Page 410, Register's Office for said County:

BEGINNING at a point in L. T. Bohannon's southeast property corner, said point being also in the north margin of Old Hickory Boulevard; thence running westerly 100 feet around a slight curve to the right; thence running northerly 104 feet, more or less, along Bohannon's westerly boundary line to a point; thence running southeast with a radius of 581.20 feet, 95 feet, more or less, to a point on Bohannon's easterly boundary line; thence running southeast 98 feet, more or less; along Bohannon's easterly boundary line back to the point of beginning; containing 0.22 acres, more or less, and being part of the property conveyed to L. T. Bohannon, et. ux., Lillie K. Bohannon, by deed from Bess Jones Climer, a widow, as of record in Book 2481, Page 331, Register's Office, Davidson County, Tennessee.

TRACT NO. 2: Being the rear part of Lot No. 3, Block "A" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, Page 107, Register's Office for said County, described as follows:

BEGINNING in the line between Lots Nos. 2 and 3, 96 feet northwest of the northerly margin of Old Hickory Boulevard; thence northwesterly with the line between said lots, 140.7 feet; thence westerly along the rear of Lot No. 3 Block "A", 40 feet to the common rear corner of Lots Nos. 3 and 4; thence southeasterly with the line between Lots Nos. 3 and 4, 145 feet to a point, 98 feet northwest of the northerly margin of Old Hickory Boulevard; thence easterly 50 feet to the point of beginning.

Being the same property conveyed to Thomas H. Watts by deed from Capitol City Music Company, Inc. of record in Book 5623, Page 690, said Register's Office for Davidson County, Tennessee. The said Thomas H. Watts having since died an unmarried widower having devised the property to his grandsons, Keith S. Francis and Kenneth L. Frances of record in Will Book 134, Page 444, Probate Court for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **91 Vandiver Street, Madison, TN 37115**

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.

Whenever 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 February, 1987.

Keith S. Francis
Nanette S. Francis

Kenneth L. Francis
Kathleen D. Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7464 PAGE 239

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith S. Francis and Kenneth L. Francis, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of February, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 143,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF February, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
3-11-91

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 Nanette S. Francis, wife of Keith S. Francis, and Kathleen L. Francis, wife of Kenneth L. Francis, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

4711 02/05 0101 03CHECK 294.90

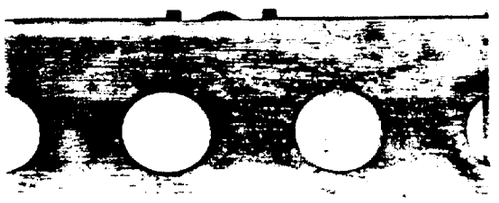
FEB 5 2 12 PM '88
FELICIA Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0.3.1.3.3.

OFFICIAL RECEIPT

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



RECEIVED OF _____

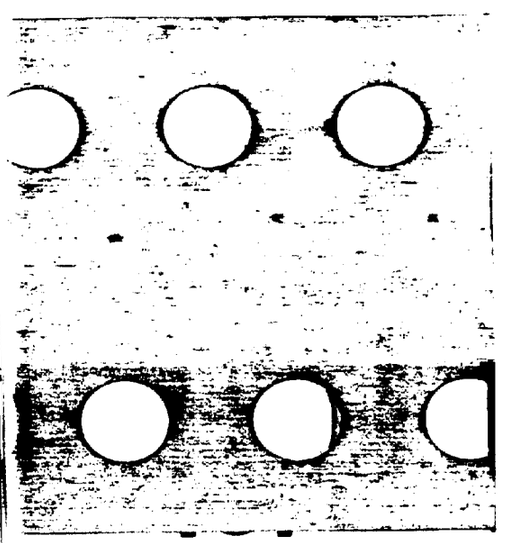
FOR _____

BOOK 7464 PAGE 240



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



CAMT	103000.00
CON TX	288.40
PRFEE	0.50
WDEED	6.00
TOTAL	294.90
CHECK	294.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/05/88 01 14:14 0001 4711

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IDENTIFI REFERENCE

FEB 5 2 12 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59553