BOOK 7546 PAGE 702

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May , 19 88

Notary Public

MY COMMISSION EXPIRES: December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP PARCEL NUMBERS
JAMES W. TREASE	NATIONAL MORTGAGE COMPANY	51-12-74
(NAME) 306 E. DUE WEST AVENUE	(NAME) 4041 KNIGHT ARNOLD ROAD	11D 66865
(STREET ADDRESS OR ROUTE NUMBER) MADISON , TN 37115	(STREET ADDRESS) MEMPHIS, TN 38118	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, RITA GOULD UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. TREASE AND WIFE, DOROTHY E. TREASE

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:

SEE ATTACHMENT PAGE ONE ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTOR(S) BY DEED OF RECORD IN DEED BOOK 5082, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

3131 1.

IDENTIFICATION REFERENCE

MAY 18 9 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8047 05/18 0101 03CHECK 177.22

This is improved X property, known as 306 E. DUE WEST AVENUE , MADISON , TN , 37115
unimproved
(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 my hand this 16th day of May , 19 88

RITA GOULD: Rita Gould

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, RITA GOULD UNMARRIED ~~AND~~

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May , 1988

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

WARRANTY DEED

FROM

RITA GOULD, UNMARRIED

TO

JAMES W. TREASE, etux

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

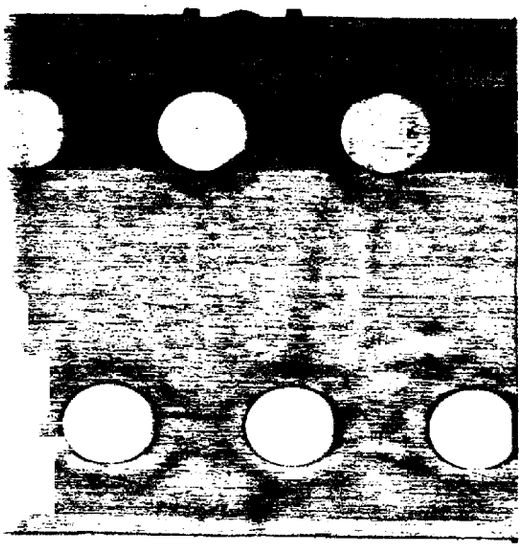
ATTACHMENT PAGE ONE LEGAL DESCRIPTION

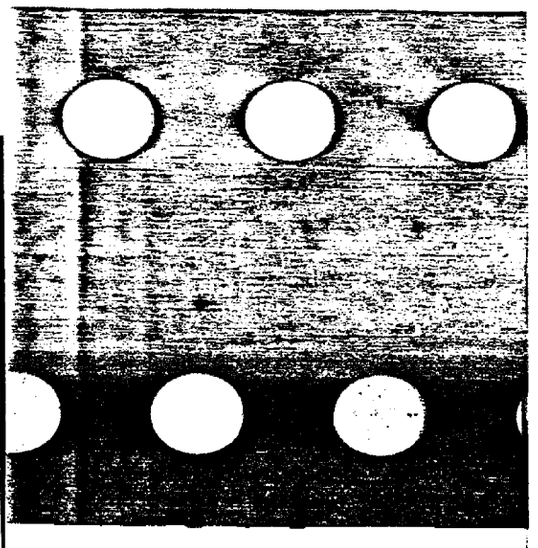
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE UNRECORDED MAP OF CORE SUBDIVISION, IN THE 11TH CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT IN THE SOUTHERLY MARGIN OF DUE WEST AVENUE, SAID MONUMENT BEING THE NORTHEASTERLY CORNER OF LOT NO. 58 ON THE PLAN OF MORNINGSIDE HEIGHTS, OF RECORD IN PLAN BOOK 1130, PAGE 76, REGISTER'S OFFICE OF SAID COUNTY, SAID POINT BEING FURTHER DESCRIBED AS THE NORTHWEST CORNER OF LOT NO. 1 ON THE PRELIMINARY PLAT OF CORE SUBDIVISION, NOT OF RECORD, AS SHOWN ON THE SURVEY BY ANDERSON & GEE, SURVEYORS, DATED APRIL, 1946; THENCE, NORTH 86 DEGREES 15' EAST 311 FEET TO A POINT; THENCE, SOUTH 60 DEGREES 30' EAST 234 FEET TO A POINT IN THE SOUTHWESTERLY MARGIN OF DUE WEST AVENUE, SAID POINT BEING THE NORTHWESTERLY CORNER OF LOT NO. 8 ON THE SAID PRELIMINARY PLAT OF CORE SUBDIVISION AND BEING THE TRUE POINT OF BEGINNING: THENCE, LEAVING THE SAID SOUTHWESTERLY MARGIN OF DUE WEST AVENUE AND WITH THE COMMON LINE BETWEEN LOTS NOS. 7 AND 8 ON THE PRELIMINARY PLAT OF CORE SUBDIVISION, SOUTHWESTWARDLY 150 FEET TO A POINT; THENCE, SOUTHEASTWARDLY WITH THE COMMON REAR LINE BETWEEN LOTS NOS. 8, 20, AND 21 OF THE SAID CORE SUBDIVISION PREVIOUSLY CITED, 75 FEET TO A POINT; THENCE, LEAVING THE SAID REAR LINE OF LOT NO. 20 NORTHEASTWARDLY 150 FEET ALONG THE COMMON LINE BETWEEN LOTS NOS. 8 AND 9 OF THE SAID PRELIMINARY PLAT OF CORE SUBDIVISION TO A POINT ON THE SOUTHWESTERLY MARGIN OF DUE WEST AVENUE; THENCE, CONTINUING WITH THE SAID MARGIN OF DUE WEST NORTH 60 DEGREES 30' WEST 75 FEET TO THE TRUE POINT OF BEGINNING. THE FOREGOING PROPERTY IS BOUNDED ON THE NORTHEASTERLY SIDE OF DUE WEST AVENUE; ON THE NORTHWESTERLY SIDE BY THE PROPERTY CONVEYED TO OSCAR J. CLINE AND WIFE, VIRGINIA R. CLINE, BY DEED FROM E. B. WILMORE, ET UX, OF RECORD IN BOOK 1911, PAGE 29, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; ON THE SOUTHWESTERLY SIDE OF THE PROPERTY CONVEYED TO ROBERT L. FREEMAN, TRUSTEE, BY DEED FROM CARSON C. DRIVER JR., ET UX, ET AL, OF RECORD IN BOOK 4590, PAGE 796, REGISTER'S OFFICE OF SAID COUNTY; AND ON THE SOUTHEASTERLY SIDE BY PROPERTY CONVEYED TO HOWARD D. HOY AND WIFE, BETTY S. HOY, BY DEED FROM JOHNNY A. ABERNATHY AND WIFE, FRANCES H. ABERNATHY OF RECORD IN BOOK 2651, PAGE 559, REGISTER'S OFFICE OF SAID COUNTY.

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7546 PAGE 705

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

MAMT 59950.00
ERR CO
MAMT 59950.00-
CAMT 59950.00
CON TX 167.72
PRFEE 0.50
WDEED 9.00
TOTAL 177.22
CHECK 177.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/18/88 01 09:04 0001 8047

3 1 3 1 1 :

IDENTIFICATION REFERENCE

MAY 18 9 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92246