THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 1989.

Notary Public

MY COMMISSION EXPIRES: 5-28-92

(AFFIX SEAL)

BOOK 7852 PAGE 183

THIS INSTRUMENT WAS PREPARED BY
WILLIAM C. MOODY, 95 White Bridge Rd., Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Stephen Neighbors Randy Hilman	same	83-5
(NAME)	(NAME)	
P. O. Box 2785		par. 222
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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, Neil P. Lancaster, Robert W. Cook, Jr. and Richard Combs, Sr., the heirs of Viola Cook,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Stephen Neighbors and Randy Hilman

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:

Land in Davidson County, Tennessee, being Lot No. 7 in the subdivision of the Calvin Davis Lots, being a part of Block B in F. O. Beasley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for said County. Said Lot 7 fronts 50 feet on the northerly side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles J. Hawkins and wife, Ethel F. Hawkins, by deed from Charles A. Begbie, of record in Book 3640, page 247, Register's Office for Davidson County, Tennessee, the said Charles J. Hawkins having since died.

36893

MAY 30 4 00 PM '89

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) property, known as 1113 Calvin Avenue, Nashville, TN 372
(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 hand this 17th day of May, 19 89

Richard T. Combs attorney-in-fact for

Richard T. Combs

STATE OF TENNESSE
Davidson County

Personally appeared before me, Susan Long Oliver, a Notary Public in and for said County and State, the within named Neil P. Lancaster and Richard Combs, Jr. and Richard Combs, Jr., Attorney in fact for Robert Cook, Jr. and Richard Combs, Sr.

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 16th day of May 19 89.

Commission expires 5/8/91

Susan Long Oliver
Notary Public

STATE OF TENNESSEE
Davidson County

BOOK 7852 PAGE 184

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

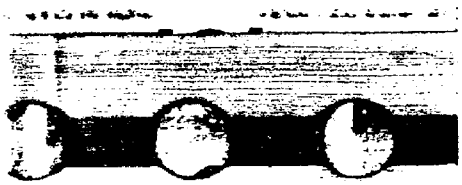
WARRANTY DEED

FROM
Neil P. Lancaster, Robert W. Cook, Jr., and Richard Combs, Sr., the heirs of Viola Cook,

TO
James Stephen Neighbors and Randy Hilman

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0902 05/ 0101 03 CHECK 105.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7852 PAGE 185

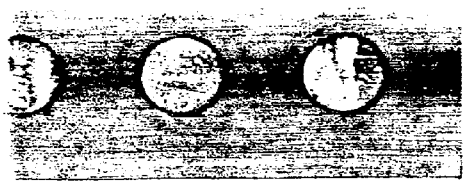
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	30000.00
CON TX	99.00
PRFEE	0.50
WDEED	6.00
TOTAL	105.50
CHECK	105.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/30/89 01 16:01 0001 0902



36893

RECEIPT REFERENCE

MAY 30 4 00 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 214266