AUG 20 2 33 PM '90

5087

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

BOBBY R. CHEATHAM ET AL
3518 ELKINS AVE
Nashville, TN 37209

MAP/PARCEL NUMBER:

MAP 92-13
PARCEL 166

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00, THIS 7TH DAY OF AUGUST, 1990.

Bobby R. Cheatham
AFFIANT

Subscribed and sworn to me, this the 7TH day of AUGUST, 1990.

Denise C. Allen
Notary Public
My commission expires 5-24-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, ROLAND B. REASONOVER, ADMINISTRATOR OF THE ESTATE OF FINIS C. REASONOVER, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said BOBBY R. CHEATHAM AND W. GILBERT WILLIAMS, d/b/a C&W PROPERTIES, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3516 ELKINS AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 7TH day of AUGUST, 1990.

Roland B. Reasonover administrator

ROLAND B. REASONOVER, ADMINISTRATOR
OF THE ESTATE OF FINIS. C.
REASONOVER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROLAND B. REASONOVER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 7TH day of AUGUST, 1990.

notary public

My commission expires: 9-26-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 9 of Block 17 on the Map of Charlotte Park Company's Second Addition, as of record in Book 57, page 160 and 161, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the northerly side of Elkins, formerly Second Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Finis C. Reasonover et ux, Annie D. Reasonover, by Warranty Deed from Capitol Realty Company, Inc., of record in Book 4220, page 261, Register's Office for Davidson County, Tennessee, the said Annie D. Reasonover having since died, the property vested solely in her widower, Finis C. Reasonover. Finis C. Reasonover died on 11-16-83, intestate, and by Order of the Probate Court for Davidson County, Tennessee, Docket #74136, Roland B. Reasonover was appointed Administrator of the Estate of Finis C. Reasonover and

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 57, page 160 and 161, Register's Office for Davidson County, Tennessee.

165B 08/20 0101 03CHECK 26.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8178 PAGE 604

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 5000.00
CON TX 16.50
PRFEE 1.00
WDEED 9.00
TOTAL 26.50
CHECK 26.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/20/90 01 14536 0001 1658

50878

IDENTIFICATION

Aug 20 2 33 PM '90

No. 348076