Everly 4E

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR. NO.
DORRIS B. CALVIN, JR. JAMES R. CRISWELL ~~3807 x NOLENSVILLE x ROAD~~ ~~NASHVILLE, x TN x 37211~~ 4307 Alabama Avenue Nashville, TN 37209	SAME	133-10 47 133-14 97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Karen Combs and husband, Darrell L. Combs; Susan Spears and husband, George R. Spears, the GRANTORS herein have bargained and sold, and by these presents do transfer and convey unto the said Dorris B. Calvin, Jr.* and James R. Criswell, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*and wife, Ruby S. Calvin,

A parcel of land in Davidson County, Tennessee, being Lot No. 2 and No. 3 on an unrecorded survey made by the John Kohland Co., May 7, 1990 (to be recorded prior to this Deed going to record), more fully described as follows: **

BEGINNING at a point on the west side of Nolensville Road, said point being in the concrete culvert and also the southeast corner of the property in this conveyance; thence in a southwest direction, South 49° 04' 44" West 204.40 feet to a point. Said line being the boundary line of this property and Chaparral Acres, Section 4, as of record in Book 4595, Page 21, R.O.D.C.; thence continuing along the boundary line of said property and the property of Oakcrest Condominium as of record in Book 5200, Page 413, R.O.D.C., South 49° 08' 00" West 115.60 feet to a point in said line; thence North 40° 52' 29" West 166.43 feet to a point that lies in the southern property line of Cumberland Museum and Science Center, of record in book 6008, Page 856, R.O.D.C., thence North 49° 00' 11" East 320 feet to the concrete culvert on the West side of Nolensville Road; thence South 40° 52' 29" East 166.96 feet to the point of beginning, containing 1.225 acres, more or less.

Being part of the property conveyed to Kenneth B. Everly by deed from Ella C. Blakeslee, Trustee, of record in Book 5055, Page 1, said Register's Office. The said Kenneth B. Everly having since died and the property was devised to Karen Combs and Susan Spears of record in Will Book 170, Page 415, Probate Court for Davidson County, Tennessee.

**(now of record in Book 7900, page 227, RODC, TN)

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 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 15 day of November, 1990.

Karen Combs
KAREN COMBS

Darrell L. Combs
DARRELL L. COMBS

X Susan Spears
SUSAN SPEARS

X George R. Spears
GEORGE R. SPEARS

STATE OF OHIO
COUNTY OF TRUMBULL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAREN COMBS and husband, DARRELL L. COMBS, the bargainors with who 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 Warren, Ohio, this 13th day of November, 1990.

NOTARY PUBLIC
KIMBERLY M. FLASK, Notary Public
STATE OF OHIO
My Commission Expires 6-1, 1992

MY COMMISSION EXPIRES: 6-1-92

****

STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUSAN SPEARS and husband, GEORGE R. SPEARS, the bargainors with who 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 CINCINNATI, Ohio, this 14th day of November, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: JUNE 2, 1995

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STATE OF OHIO
COUNTY OF TRUMBULL

6379 12/05 0101 03CHECK 799.00

The actual consideration or true value, whichever is greater, for this transfer is $240,000.00.

Karen Combs
AFFIANT

SWORN to and subscribed before me this the 13th day of November, 1990.

NOTARY PUBLIC
KIMBERLY M. FLASK, Notary Public
STATE OF OHIO
My Commission Expires 6-1, 1992

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:

CHARLES C. MORROW
ATTORNEY AT LAW
3221 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 832-0138

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
DEC 5 10 53 AM '90
IDENTIF. TREFERENCE
77261

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8251 PAGE 63

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 240000.00
CON TX 792.00
PRFEE 1.00
WDEED 6.00
TOTAL 799.00
CHECK 799.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/05/90 01 10:52 0001 637

77261

IDENTIF. REFERENCE

DEC 5 10 53 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378849