Box 24

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1991.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Fixx Up, Inc. (NAME)	Same (NAME)	Map 104-5
1006 Stonewall Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 218
Nashville, TN 37220 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	26W-00085

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. Howard L. Caughron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fixx Up, Inc.

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:

BEING the easterly 5 feet of Lot No. 492 and the westerly 45 feet of Lot No. 493 on the Plan of Richland Realty Company, Division C, of record in Book 421, page 31, said Register's Office. This is the same description as in the previous deed of record.

SAID part of Lots Nos. 492 and 493 adjoin and front together 50 feet on the northerly side of Westbrook Avenue, and runs back between parallel lines 206 feet, more or less, on the easterly line and 203 feet, more or less, on the westerly line, to an alley.

BEING the same property conveyed to Howard L. Caughron by deed from Associates Financial Services Company of Tennessee, Inc. of record in Book 8247, page 948, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Associates Financial Services Company of Tennessee, Inc. of record in Book 8247, page 951, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

Marguerite Caughron joins in the execution of this instrument to convey whatever rights, especially marital rights she may have.

This conveyance subject to such restrictive covenants, easements and setback lines of record in Register's Office for Davidson County, Tennessee.

Taxes for 1991 assumed by Grantee

unimproved ( )
This is improved (X) property, known as 3620 Westbrook Avenue (House Number) (Street) Nashville, TN 37205 (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 Whereever 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 hand s this 25th day of January 19 91

Howard L. Caughron

Marguerite Caughron

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 8284 PAGE 668

Personally appeared before me, Howard L. Caughron and Marguerite Caughron
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t_he_y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 25th day of January 1991.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __he__ is the

("attorney-in-fact" or "president" or "general partner")

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_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Howard L. Caughron

TO

Fixx Up, Inc.

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

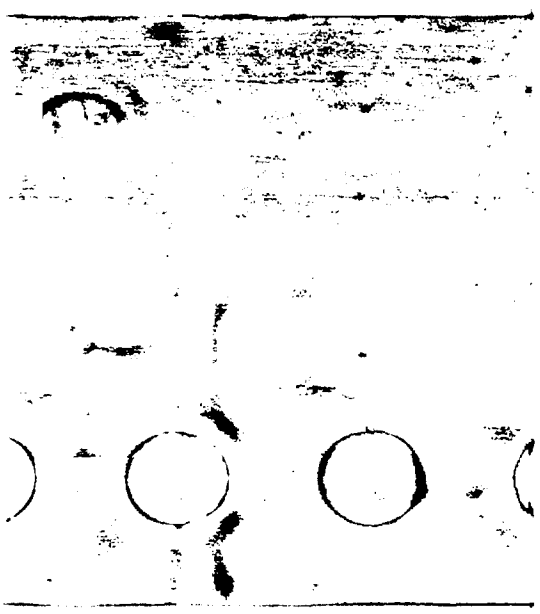
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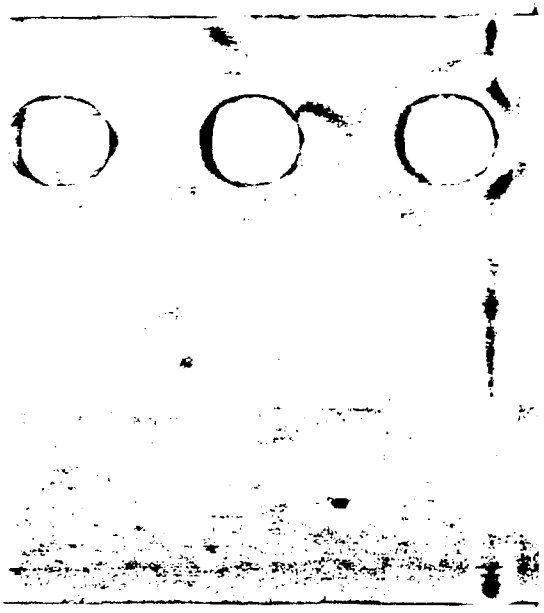
IDENTIF. TREFERENCE

JAN 31 12 54 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

9698 01/31 0101 03CHECK 165.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 48000.00
CON TX 158.40
PRFEE 1.00
WDEED 6.00
TOTAL 165.40
CHECK 165.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/91 01 12:52 0001 9698

89669

IDENTIF. REFERENCE

JAN 31 12 54 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393495