Box36

BOOK 9498PG452

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. DAVIS BUILDERS, INC.	"NEW OWNER"	155-10A-57
(NAME)	(NAME)	
617 WESTVIEW AVENUE		FB NO. 09D-81221
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (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, EUGENE R. CARBINE AND WIFE, BARBARA A. CARBINE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. DAVIS BUILDERS, 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:

LAND in Davidson County, Tennessee, being Lot No. 60, McCrory Trace Estates, a Planned Unit Development, of record in Plat Book 6900, Page 720-723 and corrected by Surveyor's Instrument of Correction in Book 7825, Page 429, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete legal description thereof.

BEING the same property conveyed to Eugene R. Carbine and wife, Barbara A. Carbine, by Deed from R.W. Bolster and Associates, Inc., a Tennessee corporation, of record in Book 8013, Page 702, Register's Office for Davidson County, Tennessee.

This deed is being executed by James R. Carbine, Attorney-in-Fact for Eugene R. Carbine pursuant to a Power of Attorney recorded in Book 7815, Page 626, Register's Office for Davidson County, Tennessee.

This deed is further being executed by James R. Carbine, Attorney-in-Fact for Barbara A. Carbine pursuant to a Power of Attorney recorded in Book 8231, Page 187, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of McCrory Trace Estates of record in Book 7241, Page 597, and as amended in Book 7576, Page 846, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 716 WABASH PLACE, NASHVILLE, TN 37221
(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 our hand S this 19th day of October, 19 94

Eugene R Carbine
EUGENE R. CARBINE
By: James R Carbine Attorney in Fact
JAMES R. CARBINE, ATTORNEY-IN-FACT

Barbara A Carbine
BARBARA A. CARBINE
By: James R Carbine Attorney in Fact
JAMES R. CARBINE, ATTORNEY-IN-FACT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EUGENE R. CARBINE AND WIFE, BARBARA A. CARBINE

the bargainor s, with whom 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 NASHVILLE, Tennessee, this 19th day of October 19 94.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James R. Carbine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Eugene R. Carbine and wife, Barbara A. Carbine, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Eugene R. Carbine and wife, Barbara A. Carbine for the purpose therein contained, by signing the name of Eugene R. Carbine and wife, Barbara A. Carbine by himself as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of October, 1994.

My commission expires: 7/26/97

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
OCT 20 PM 3:55
REGISTER

IDENTIF. # REFERENCE

01628

3061 10/20 0101 03CHECK

120.00

CTN01W

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9498 PG 454

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

10/20/94 01 15:54 0001 0061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01628
IDENTIF. & REFERENCE

94 OCT 20 PM 3:55
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 846229