This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Howard L. Caughron and Kimberly S. Caughron
946 Carlin Street
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 72-13
PARCEL 313
27W-24980

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David J. McVittie and wife, Lee McVittie hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Howard L. Caughron and daughter, Kimberly S. Caughron, as joint tenants with right of survivorship, 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 part of Lot 1 and the easterly 13 feet of Lot No. 2 on the Revised Subdivision of Part of the L. M. Ezell 12.11 acre tract, of record in Book 1130, Page 5, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to David J. McVittie and wife, Lee McVittie, by deed from M. Hamilton Cartwright, Jr. and wife, Linda Sue Cartwright and William Henry Cartwright and wife, Mary Lisa Cartwright, of record in Book 6079, Page 673, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by M. Hamilton Cartwright, Jr. and wife, Linda Susan Cartwright and William Henry Cartwright and wife, Mary Lisa Cartwright of record in Book 6079, Page 673, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan.

Metropolitan Codes Letters of record in Book 9908, Page 739, and Book 9961, Page 863, said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This is improved property known as 906 Douglas Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard L. Caughron and Kimberly S. Caughron, their heirs and assigns, forever; and we, David J. McVittie and wife, Lee McVittie 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of May, 1996.

BOOK 10045 PG 891

David J. McVittie

Lee McVittie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David J. McVittie and wife, Lee McVittie the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 31,000.28.

AFFIANT

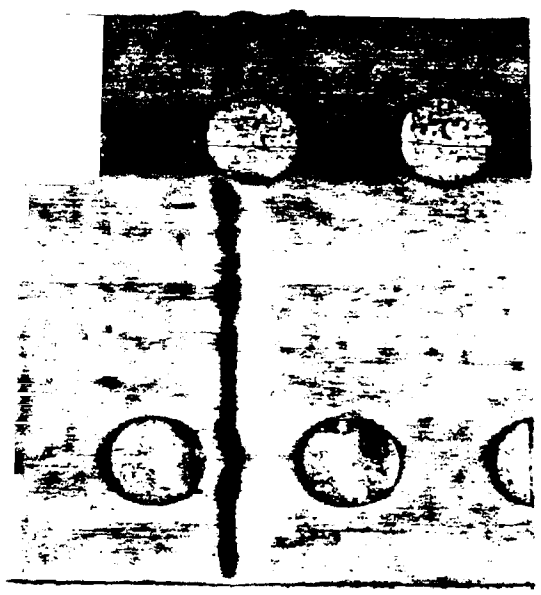
Subscribed and sworn to before me this 8th day of May, 1996.

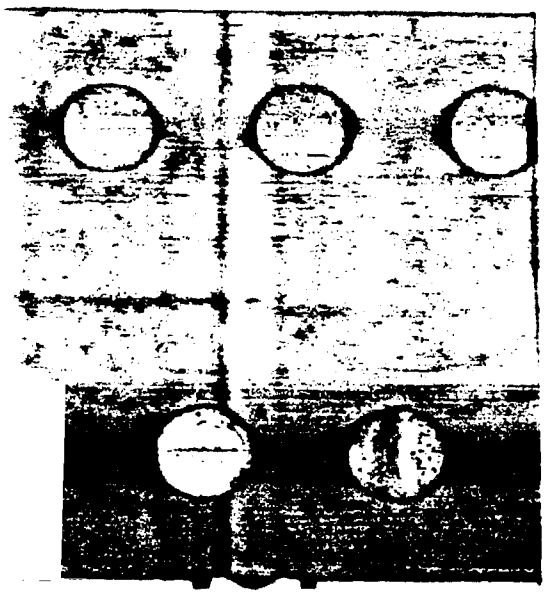
NOTARY PUBLIC
My Commission Expires: 3/22/97

0180402
IDENTIF. # REFERENCE

96 MAY -9 PM 3:41
REGISTER
DAVIDSON COUNTY, TN.

0122 05/09 0101 03CHECK 123.71





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10045 PG 892

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	31000.28
CON TX	114.71
PRFEE	1.00
AMEED	8.00
TOTAL	123.71
CHECK	123.71

05/09/96 01 15:43 0001 0122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180402
IDENTIF. ✦ REFERENCE

96 MAY -9 PM 3:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038113