BOOK 10186 PG 757

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
946 Carlin Street
GOODLETTSVILLE TN 37072

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-3
PARCEL 43
20W-13420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael W. Hammonds and wife, Patricia A. Hammonds hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Howard L. Caughron, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 99, on the Plan of Sharp and Horns Subdivision, Second Addition, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael W. Hammonds and wife, Patricia A. Hammonds, by deed from Grady Hall of record in Book 7657, Page 503, Register's Office for Davidson County, Tennessee.

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

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1117 Joseph Avenue, Nashville, TN 37207.

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, his heirs and assigns, forever; and we, Michael W. Hammonds and wife, Patricia A. Hammonds do covenant with the said Grantee 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 Grantee, his 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 27th day of August, 1996.

Michael W. Hammonds

Patricia A. Hammonds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael W. Hammonds and wife, Patricia A. Hammonds 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 27th day of August, 1996.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 18,000.00 .

AFFIANT

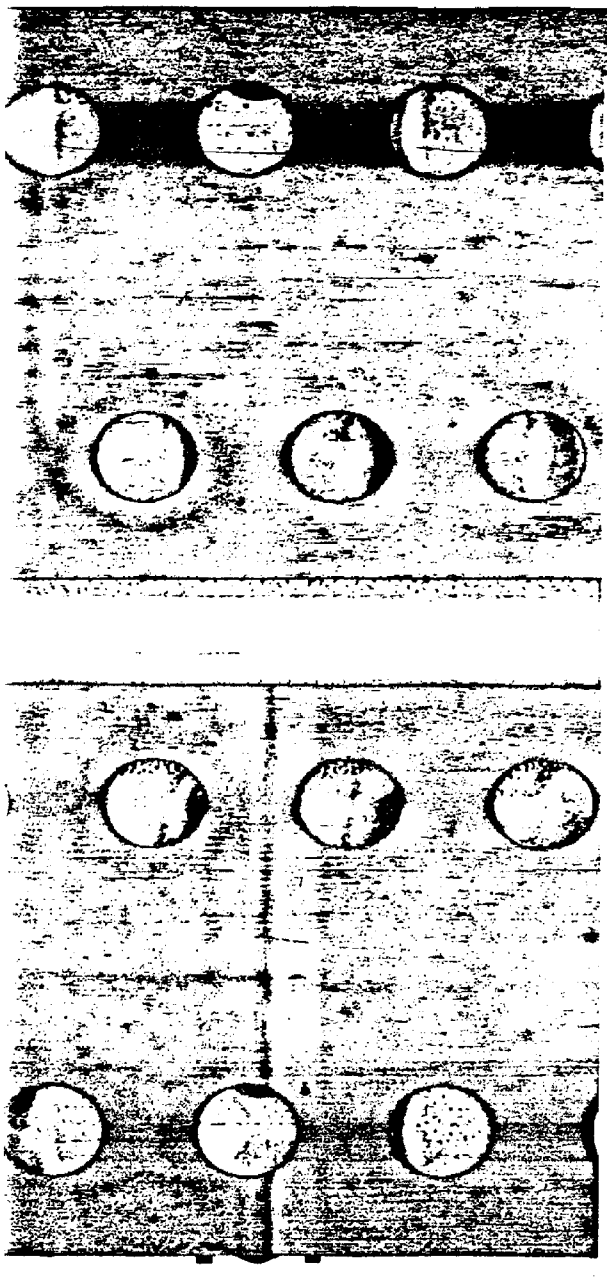
Subscribed and sworn to before me this ~~27th~~ 5th day of ~~August~~ September, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0223780
IDENTIFICATION REFERENCE

96 SEP 10 PM 3:45
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

5902 09/10 0101 03CHECK 75.6



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10186 PG 759

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

09/10/96 01 15:51 0001 6902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0223780
IDENTIFICATION REFERENCE

96 SEP 10 PM 3:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1029374