BOOK 10245 PG 494

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin L. Tate (NAME)	same as new owner (NAME)	26-05-101
1617 Hayes Street (ADDRESS)	(NAME)	26-05-102
Nashville, Tn 37203 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	26-05-103

FOR AND 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, Henry W. Bagsby Hollywood, Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin L. Tate

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 Nos. 5, 6 and 7 in Block "1" of the Third Addition of Roscoe Place at Goodlettsville, Tennessee, a plan which is of record in Book 843, Page 74, Register's Office for Davidson County, Tennessee. Said Lot Nos. 5, 6 and 7 front 50 feet each on the southerly margin of Hollywood Street, and run back between parallel lines 150 feet to a dead line, and being further described as follows: *

Being part of the same property conveyed to Elsie B. Duncan, Trustee for the Henry W. Bagsby Hollywood Trust by QuitClaim Deed from Henry W. Bagsby, of record in Book 7746, Page 813, Register's Office for said County.

*Being Lot One and Lot Two on the Plat of the Resubdivision of Lots Five, Six and Seven, Third Addition, Roscoe Place, as of record in Plat Book 8250, page 637, Register's Office for Davidson County, Tennessee, described more precisely as follows:
Lot One: Beginning at a monument on the northern margin of Hollywood Street, said point being the northeast corner of Lot Four of the Third Addition-Roscoe Place (PB 843, PG74, RODC,TN.) located 148.00 feet west of the western right-of-way of East Avenue and being the northwest corner of this lot; thence with the southern margin of Hollywood Street, N. 88 Deg. 00' 00" E. 70.00 feet to an iron rod at the northwest corner of Lot Two; thence leaving said road margin with the line of Lot Two, S. 02 deg. 00' 00" E. 150.00 feet to an iron rod; thence, S. 88 deg. 00' 00" W. 70.00 feet to a monument; thence, N. 02 deg. 00' 00" W. 150.00 feet to the point of beginning, containing 10,500 square feet, more or less; as surveyed by L. Steven Bridges, Jr., RLS # 1740 of Land Surveying and Consulting, Maple Glen Suite Eleven, 313 East Main Street, Hendersonville, Tennessee 37075.

(continued- see page 2)

unimproved (X)
This is improved ( ) property, known as Lots # 5,6,&7 Hollywood Street, Goodlettsville, TN 37072
(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 my hand this 21st day of October, 19 96

Henry W. Bagsby Hollywood, Trust
By: Elsie B. Duncan, Trustee
Elsie B. Duncan, Trustee

STATE OF TENNESSEE
COUNTY OF

BOOK 10245 PG 495

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELSIE B. DUNCAN, TRUSTEE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of October, 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elsie B. Duncan and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the Henry W. Bagsby Hollywood, Trust the within named bargainor, and corporation, and that he as such Trustee 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 Elsie B. Duncan as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 21st day of October 19 96.

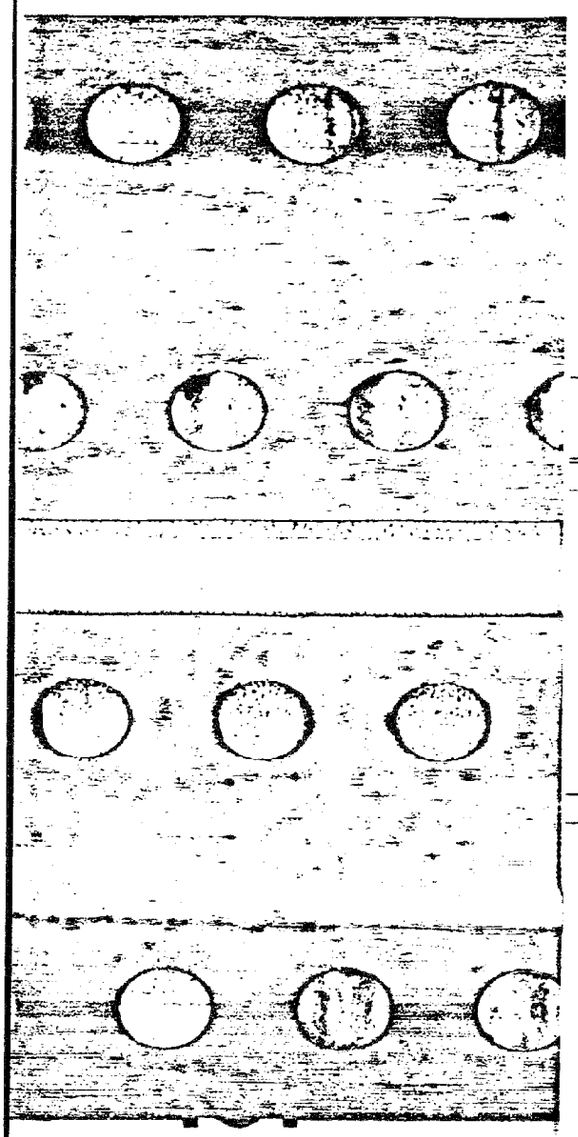
My commission expires 11-27-99

Notary Public

*continued - legal description

Lot Two: Beginning at an iron rod on the northern margin of Hollywood Street, said point being the northeast corner of Lot One, located 78.00 feet West of the western right-of-way of East Avenue and being the northwest corner of this lot; thence, with the southern margin of Hollywood Street, N. 88 deg. 00' 00" E. 53.00 feet to a monument; thence with a curve to the right, delta of 90 deg. radius of 25.00 feet and a length of 39.27 feet to a monument on the western margin of East Avenue; thence with said road margin S. 02 deg. 00' 00" E, 125.00 feet to a monument; thence, leaving said road margin, S. 88 deg. 00' 00" W. 78.00 feet to an iron rod; thence, N. 02 deg. 00' 00" W. 150.00 feet to the point of beginning, containing 11,565 square feet, more or less; as surveyed by L. Steven Bridges, Jr., RLS #1740 of Land Surveying and Consulting, Maple Glen Suite Eleven, 313 East Main Street, Hendersonville, TN 37075.

0242334
IDENTIF. & REFERENCE
96 NOV -1 AM 9:22
FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.
6739 11/01 0101 03CHECK 157.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10245 PG 496

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

11/01/96 01 09:23 0001 6739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242334
IDENTIF. # REFERENCE

96 NOV -1 AM 9:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083680