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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsie F. Calhoun (NAME)	FT MORTGAGE COMPANIES d/b/aFIRST (NAME)	MAP 103-1
6001 Neighborly Avenue (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 85
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	8DA-47685

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, Jo Ann Stephens and Sherry J. Hankins, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elsie F. Calhoun, unmarried

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the Plan of John B. Cowden's Subdivision, not of record, described according to a survey made by Norris H. Hickerson, Surveyor's 11-16-46.

Beginning on the southeasterly margin of John B. Street at the northeast corner of the property conveyed to Annie B. Furlough, by deed from Carl Jones and wife, as of record in Book 2202, page 221, Register's Office for Davidson County, being the corner of Lots Nos. 1 and 2; thence with the easterly line fo said Furlough property south 22 deg. east 226.5 feet to her southeast corner; continuing in the same direction 155.2 feet; thence north 5 deg. west 391 feet to the southerly margin of John B. Street; thence with same, south 72 deg. west 106.8 feet to the beginning.

Being the same property conveyed to Jo Ann Stephens and Sherry J. Hankins, as tenants in common with full right of survivorship without the joinder of any beneficiary, by deed from Irene P. Hudson, Trustee, of record in Book 8866, page 889, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6001 Neighborly Avenue, Nashville, TN 37209
(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 30th day of October 19 98

Jo Ann Stephens
Jo Ann Stephens

Sherry J. Hankins
Sherry J. Hankins

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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 Jo Ann Stephens and Sherry J. Hankins

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 Goodlettsville, Tennessee, this 30th day of October 1998.

Commission expires 11-21-99

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, and 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

0506846
IDENTIF. ▲ REFERENCE

98 NOV -2 PM 2:44
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

0922 11/02 0101 03CHECK 306.26

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 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	79800.00
CON TX	295.26
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	306.26
CHECK	306.26

11/02/98 01 16:44 0001 0922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506846
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 2:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366076