*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 37
20W-12440

# 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, Mark S. Hamilton and wife, Diane Knapp Hamilton 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. 57, on the Plan of Sharpe & Horn's 2nd Addition to Northeast Nashville, of record in 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 Mark S. Hamilton and wife, Diane Knapp Hamilton, by deed from Luna Main Pennington Oats, a widow, of record in Book 10754, Page 175, 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 1999 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1114-A 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, married, his heirs and assigns, forever; and we, Mark S. Hamilton and wife, Diane Knapp Hamilton 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.

05488985
IDENTIF. + REFERENCE
99FEB 12 PM 4:13
DAVIDSON COUNTY, TN.
E817 02/12 0101 03CHECK 131.25

Witness our hands this the 11th day of February, 1999.

Mark S. Hamilton

Diane Knapp Hamilton



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark S. Hamilton and wife, Diane Knapp Hamilton 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 11th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 32,500.00.

AFFIANT

Subscribed and sworn to before me this 11th day of February, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11340 PG. 343

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0548985

IDENTIF. ↑ REFERENCE

99 FEB 12 PM 4:13

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 32500.00 |
| CDN TX | 120.25 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 131.25 |
| CHECK | 131.25 |

02/12/99 01 16:13 0001 5817

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1425080