9345 06/04 32.64- CHECK

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 5753 PAGE 279

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Hunter	Same	Map 91-12
(NAME) P.O. Box 70025	(NAME)	Parcel 105
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37209	(STREET ADDRESS)	12W-08824
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Thousand ($1,000.00) ---------- ---------- *Dollars,*

and in lieu of foreclosure of the lien of that certain installment deed executed by James W. Clark and wife, Ruby M. Clark, to O. B. Hofstetter, Jr., Trustee, of record in Book 5149, page 380, Register's Office for Davidson County, Tennessee, securing payment of a note dated May 19, 1977, payable to the order of Fannie J. Francis in the principal amount of $9,450.00, said note having been endorsed in blank and assigned to James R. Hunter, James W. Clark and wife, Ruby M. Clark, the Grantors herein,

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Hunter,

the Grantee herein, his (her) successors, heirs and assigns, ~~xxxxxxx~~ his

certain real estate in Davidson County, Tennessee, as follows:

Being Lots Nos. 202 and 204 of Block No. 28, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 202 and 204 front together 55.5 feet on the southerly side of Georgia Avenue and run back between parallel lines, with the westerly margin of 43rd Avenue, North, formerly Second Street, 150 feet to an alley.

Being the same property conveyed to James W. Clark and wife, Ruby M. Clark, by deed from Fannie J. Francis, a widow, of record in Book 5149, page 380, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the lien of that certain installment deed executed by James W. Clark and wife, Ruby M. Clark, to O. B. Hofstetter, Jr., Trustee, of record in Book 5149, page 380, Register's Office for Davidson County, Tennessee, it being expressly stipulated and agreed between the Grantors and the Grantee that the execution, delivery and recording of this conveyance of said property to the Grantee shall not operate as a merger of the estates or interests of the Grantee in his capacity as legal title holder under this deed and beneficiary of the lien of the installment deed aforesaid of record in Book 5149, page 380, said Register's Office, and subject further to the following:

1. 1981 real property taxes; and

2. Letter notice from the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Codes Administration, Housing Code Enforcement, of record in Book 5604, page 755, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,917.14

Subscribed and sworn to before me, this the 3rd day of June 19 81

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4301 Georgia Avenue, Nashville, TN 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee his heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee his heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 3rd *day of* June *, 19* 81 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. Clark Ruby M. Clark

JAMES W. CLARK RUBY M. CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5753 PAGE 281

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named James W. Clark and wife, Ruby M. Clark,

the bargainor...s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of June, 1981.

[illegible] Notary Public.

Commission Expires [illegible].

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

34477 3

IDENTIFICATION REFERENCE

JUN 4 11 13 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5753 PAGE 282

RECEIVED OF _____

FOR _____

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
			8917.14- CO	
			23.14 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	32.64-
9345A06/04/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 4 7 7 3

IDENTIF. REFERENCE

JUN 4 11 13 AM '81

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

No. 825505