FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,300.00

Eddy R. Queen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF April, 1983

Cheri E. Hardcastle
Notary Public

MY COMMISSION EXPIRES: October 19, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddy R. Queen (NAME)	Union Modern Mortgage Corp. (NAME)	15-29M-A-101
859 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Little Rock, Arkansas 72203 (CITY) (STATE) (ZIP)	6DA-20005

FOR AND IN 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, Dorothy T. Fuller, Williams Robert Timbs, Jr. and Etta May Finch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddy R. Queen and wife, Cindy W. Queen

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:

Being Lot No. 3 on the Map of W. D. Hamilton's Subdivision of block 8, as of record in Book 421, page 56, Register's Office for said County.

Said Lot No. 3 front 50 feet on the north side of Hamilton Street and runs back between parallel lines, 167.5 feet to an alley.

Being the same property conveyed to Iva K. Timbs, a widow, by warranty deed from Teddy Lynn Clifton and Doald Tab Clifton, dated July 16, 1979 recorded in Book 5465 page 479, Register's Office for Davidson County, Tennessee. The said Iva K. Timbs having since died, leaving as her sole heirs at law, Dorothy T. Fuller, William Robert Timbs, Jr. and Etta Mae Finch.

unimproved ( )
This is improved ( ) property, known as 604 Hamilton Avenue, Nashville, Tennessee 37203
(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 22nd day of April, 19 83

DOROTHY T. FULLER: Mrs Dorothy T Fuller WILLIAM TIMBS, JR.: William R Timbs Jr.

ETTA MAE FINCH: Mrs Etta Mae Finch

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned [illegible], a Notary Public in and for said County and State, the within named Dorothy T. Fuller, William Robert Timbs and Etta Mae Finch

the bargainor, 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 22nd day of April, 1983

Commission expires October 19, 1986

Cheryl Lynn Darnell
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

Dorothy T. Fuller, William Robert Timbs and Etta Mae Finch

TO

Eddy R. Queen, et ux

H 43892

IDENTIF. REFERENCE

Apr 25 3 13 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

BUCK, BAKER, BAKER & BRAMLETT
618 US Bank Building
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

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
			26300.00- CO	
			68.38 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	74.88-
		2700A	04/25/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 3 8 9 2

IDENTIF. REFERENCE

APR 25 3 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944360