764 08/09 136.50- CHECK

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IDENTIF. REFERENCE
Aug 9 10 40 AM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

RUSH

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Charles B. Hemmer and wife, M. Jean Hemmer 508 Lea Avenue Nashville, TN 37210	same	93-10-249 93-10-250

BOOK 6356 PAGE 199

FOR AND IN CONSIDERATION of the sum of Fifty Thousand Dollars ($50,000.00) Rock City Realty Co., Inc., a Corporation (hereinafter referred to as the "Grantor"), has bargained and sold, and does hereby transfer and convey unto Charles B. Hemmer and wife, M. Jean Hemmer, (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I: Being land and building located at 508 Lea Avenue, Nashville, Tennessee, particularly described, as follows:

Being Lot No. 21 on the Unrecorded Plan of Henry Blood and wife's Subdivision of certain lots of Barrow Grove, described according to a survey made by Pete Meyer, Surveyor, August 21, 1946, as follows:

Beginning at an iron pin on the northerly margin of Lea Avenue, formerly South Union Street, 38 feet east of a 16-foot alley, being Mary Cross' southeast corner; thence with said Avenue, eastwardly 36 feet to an iron pin on the westerly margin of another alley; thence with the westerly margin of said last mentioned alley, north 31° west 141 feet to an iron pin on the sourtherly margin of another alley; thence with the southerly margin of said last mentioned alley, south 61° west 29.3 feet to an iron pin, Mary Cross' northeast corner; thence with her easterly line, sourth 31° east 120.7 feet to the beginning.

Being the same property conveyed to Grantor, by deed from Kenneth S. Brake, Nelle Clark Brake and Kenneth S. Brake, Jr., of record in Book 2651, page 50, Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being Lot No. 22 on the unrecorded plan of Henry Blood and wife's Subdivision of certain lots in Barrow Grove, described partly according to a survey made by Pete Meyer, Surveyor, August 21, 1946, as follows: Beginning on the northerly margin of Lea Avenue, 3 feet northwest of the southwest corner of the premises conveyed to Rock City Realty Co., Inc., by deed from Kenneth S. Brake, et al, of record in Book 2651, page 50, Register's Office for said County; thence northerly 120 feet, more or less, to be the southerly margin of an alley; thence with the same westerly 27.7 feet, more or less, to the easterly margin of another alley; thence with the same southerly 95 feet, more or less, to the northerly margin of Lea Avenue; thence with the same 35 feet to the beginning. Being the same property conveyed to Grantor by deed from Mrs. Lizette Pierini, of record in Book 2881, page 439, said Register's Office for Davidson County, Tennessee.

Tract I is improved property, known as 508 Lea Avenue, Nashville, Tennessee. Tract II is unimproved property known as 510 Lea Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns

forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unemcumbered, except for 1984 taxes, a lien, not yet due and payable. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness my hand this 9 day of August, 1984.

ROCK CITY REALTY CO., INC.

By: Kenneth Brake Jr.

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth BRAKE JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Rock City Realty Co., Inc., the within named bargainor, a Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein continued, by signing the name of the Corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 9 day of August, 1984.

Rita McQuerry
Notary Public

My Commission Expires:
April 21, 1984

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $50,000.00.

Charles B Hammack
Affiant

Subscribed and sworn to before me, this the 9 day of August, 1984.

Rita McQuerry
Notary Public

My Commission Expires:
April 21, 1985

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6356 PAGE 201

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50000.00- CAMT.	
			130.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	136.50-
			0764A08/09/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1419 14

IDENTIF. REFERENCE

AUG 9 10 40 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0059599