ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JEFFREY A. HAMMER	FLEET FUNDING	Map 75-10
(NAME)	(NAME)	
WELDON DRIVE	P.O. Drawer F-20	Par. 26 a.e
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HERMITAGE, TN. 37076	Florence, S. C. 29501	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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,

MELVIN D. HAMMER AND WIFE, KATHRYN S. HAMMER, HEREINAFTER CALLED THE GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said JEFFREY A. HAMMER, SOLELY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, State of Tennessee, described as follows:**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 194 ON THE PLAN OF HERMITAGE ESTATES, OF RECORD IN BOOK 3300, PAGES 70 AND 71, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

SAID LOT NO. 194 FRONTS 80 FEET ON THE EASTERLY SIDE OF WELDON DRIVE AND RUNS BACK 145.3 FEET ON THE NORTHERLY LINE AND 152.7 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 80.33 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MELVIN D. HAMMER AND WIFE, KATHRYN S. HAMMER BY DEED FROM M.T. MELVIN AND WIFE, MARY T. MELVIN OF RECORD IN BOOK 3973, PAGE 363, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN FAVOR OF BANKERS MORTGAGE COMPANY.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEE, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 208 WELDON DRIVE
(House Number) (Street)
HERMITAGE, TENNESSEE 37076
(P. O. Address) (City or Town) (Zip Code)

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.

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 2nd **day of** JULY, **19** 85.

X Melvin D. Hammer
MELVIN D. HAMMER

X Kathryn S. Hammer
KATHRYN S. HAMMER

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6605 PAGE 290

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MELVIN D. HAMMER AND WIFE, KATHRYN S. HAMMER

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 NASHVILLE, TN., this 2nd day of JULY, 19 85.

My commission expires 10-20-85 Notary Public Gillian A. Castleman

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Jeffrey A. Hammer

Sworn to and subscribed before me
this 2nd day of JULY, 19 85.

My commission expires 10-20-85 Notary Public Gillian A. Castleman

This instrument was prepared by:	
WILLIAM G. TRABER, ATTORNEY	107 DONELSON PIKE, NASHVILLE, TN. 37214S
Name	Address

WARRANTY DEED

FROM

MELVIN D. HAMMER ET UX

TO

JEFFREY A. HAMMER

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JUL 12 1 52 PM '85

IDENTIF. REFERENCE

J 20366

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6605 PAGE 291

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15000.00- CAMT.	
			39.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.50-
			7296A07/12/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J20366

IDENTIF. REFERENCE

JUL 12 1 52 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153511