5097

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 6918 PAGE 14
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HARRY G. HEMMERLY (NAME)	New Owner (NAME)	Map 92-15
1100 KERMIT DRIVE, SUITE 100 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 72 & 73
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	21W-10075 & 10070

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, JAMES A. LYNE, JR. and wife, MARY RAE LYNE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY G. HEMMERLY and CALVIN L. TATE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 33 and 34 on the Plan of Josephine E. Farrell Subdivision of the Elliston Addition to Nashville as of record in Plat Book 332, page 159, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Lyne, Jr. and wife, Mary Rae Lyne by deed from Howard D. Derrick, Jr., and wife, Constance H. Derrick of record in Book 6422, page 699, said Register's Office, as to Lot 33.

Being the same property conveyed to James A. Lyne, Jr., and wife, Mary T. Lyne by deed from Howard T. Morton, Jr. and Morton-Lyne Joint Venture of record in Book 6895, page 85, said Register's Office.

Mary Rae Lyne and Mary T. Lyne being one and the same person.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, page 159, said Register's Office.

20729

IDENTIFICATION REFERENCE

Jul 16 8 26 AM '86

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 215 & 217 24th Avenue North, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of July, 1986

James A. Lyne, Jr.
JAMES A. LYNE, JR.

Mary Rae Lyne
MARY RAE LYNE

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 6915 PAGE 142

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. LYNE, JR. and wife, MARY RAE LYNE

the bargainor S_____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and/or who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of July 19 86.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 19 86.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

GEORGE E. BOBRY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

FROM
JAMES A. LYNE, JR. and wife,
MARY RAE LYNE

TO
HARRY G. HEMMERLY and CALVIN L. TATE

FILE BOX # 38

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 6918 PAGE 144

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
			450000.00- CAMT.	
			1260.00 CSTAX	
			.50 PRFE	
			6.00 WDEED	
			CHECK 1266.50-	
7464A07/16/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20729

IDENTIFICATION REFERENCE

Jul 16 8 26 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 270830