This Instrument Prepared By:
MITCHELL A. WATTS
Watts & Underwood
Suite 150 2000 Richard Jones Rd.
Nashville, Tennessee 37215

WARRANTY DEED

BOOK 6961 PAGE 81

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James G. Evans		Map 86-6
(NAME)	(NAME)	
1414 Stratton Avenue	SAME	Par. 136
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		27W-04240
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and no/100 ---------- *Dollars,*

Fred G. Hibbert, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said James G. Evans and wife, Cynthia S. Evans *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 30 on the Map of Beaumont Place of record in Book 332, page 38, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to Fred G. Hibbert by deed from James E. Johnston and wife, Teresa C. Johnston of record in Book 6623, page 143, Register's Office for said county.

35902

IDENTIFICATION REFERENCE

AUG 27 2 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$.50

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6623, page 146, 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 $ 35,921.61

Subscribed and sworn to before me this the 26th *day of* August *19* 86

My commission expires: 3/11/90 *(Affix Seal)*

Affiant James Gordon Evans

Notary Public Mitchell A. Watts

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( ) This is improved (X) property, known as 204 Manchester Avenue *(House Number)* *(Street)* Nashville, TN 37206 *P.O. Address: (City or Town)*

CHECK

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 26th *day of* August *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

08/27-107.00

Fred G. Hibbert

45.5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Fred G. Hibbert, *the within named bargainor*, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 26th *day of* August, *19* 86.

Mitchell A. Watts
Notary Public
Mitchell A. Watts

Commission expires March 11, 1990

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 (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* _____*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 _____

WARRANTY DEED

FROM
Fred G. Hibbert

TO
James G. Evans and wife, Cynthia S. Evans

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

THIS INSTRUMENT PREPARED BY: East End Title & Escrow

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

35921.61- CAMT.
100.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 107.02→
4995A08/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35902

IDENTIFICATION REFERENCE

Aug 27 2 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 287963