ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phillip Denning et ux	Same	103-4
(NAME)	(NAME)	
Same as Grantee Herein		374
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100---------- ($10.00) ---------- DOLLARS cash in hand paid by Phillip Denning and wife, Deborah Denning, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement to assume and agreement to pay the balance outstanding of an original indebtedness of $25,000.00 secured by deed of trust of record in Book 5683, page 46, Register's Office for Davidson County, Tennessee,

We, Adrian Hamm and wife, Carolyn Hamm, hereinafter called the Grantors

have bargained and sold, and by these presents do transfer and convey unto the said PHILLIP DENNING and wife, DEBORAH DENNING

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 the easterly 50 feet of Lot No. 73 on the plan of the West End Annex as subdivided by Sylvan Park, of record in Book 332, page 61, Register's Office for said County.

Said property fronts 50 feet on the northerly margin of Nebraska Avenue, formerly Eighth Street and extends back between parallel lines, 158.3 feet to an alley.

Being the same property conveyed to Adrian Hamm by deed from Sandra Hollingsworth, unmarried, of record in Book 5922, page 673, Register's Office for said County.

Carolyn Hamm joins in this conveyance to convey whatever right, title or interest she may have in said property.

This conveyance is made subject to a 10 foot sewer or storm drainage easment along the westerly line of said lot and a 20 foot temporary construction easement along the westerly line of said lot, all as granted in Book 4436, page 305 Register's Office for said County.

Grantors are to pay 1986 property taxes plus penalty and interest, and 1987 property taxes are to be prorated and assumed by the Grantees herein.

This instrument was prepared from information furnished by the Grantors.

unimproved ( )
This is improved (X) property, known as 4006 Nebraska Avenue, Nashville, Tennessee 37209
(House Number) (Street)

(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 Feburary, 19 87.

Adrian Hamm
ADRIAN HAMM

Carolyn P. Hamm
CAROLYN HAMM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7124 PAGE 83

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ADRIAN HAMM and wife, CAROLYN HAMM

the bargainorS, 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, this 2nd day of February, 1987.

My commission expires 9-11-90 Notary Public

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 $ 25,517.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

ADRIAN HAMM

Sworn to and subscribed before me this 2nd day of February, 1987.

My commission expires 9-11-90 Notary Public

This instrument was prepared by:

RONALD L. HOOPER, SR., Attorney, 4904 Charlotte Avenue, Nashville, Tennessee 37209

Name Address

8925

IDENTIFICATION REFERENCE.

FEB 2 12 41 PM '87

FELIX Z. WILSON II REGISTER, DAVIDSON COUNTY, TN

$ EXEMPT

WARRANTY DEED

FROM ADRIAN HAMM

TO PHILLIP DENNING et ux

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

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

RECEIVED OF _____

FOR _____

BOOK 7124 PAGE 84

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

25.17.14- CAMT.
71.40 CSTAX
.50 PRFE
6.00 MDEED
CHECK 77.90-
5405X02/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89257

IDENTIFI REFERENCE

FEB 2 12 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40905