ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Hemmer 521 5th Avenue, S. Nashville, TN 37203	same	Map 105-3 Parcel 94

This instrument prepared by: Robert J. Notestine, III.
120 Donelson Pike, Nashville, TN 37214.

FILED
OCT 23 9 42 AM '87
DAVIDSON COUNTY, TN.

REGISTER'S OFFICE REFERENCE

7 6 5 1 5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Harrison H. Driver and wife, Mary Driver (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Charles B. Hemmer and wife, M. Jean Hemmer, ("the Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No 25 in Isaac Paul's Elysian Grove Plan, as of record in Book No. 1, Page 134, of the Chancery Court of Davidson County, Tennessee.

Said Lot No. 25 fronts 46 feet on the west side of Second Avenue, South, formerly Market Street, and extends back between parallel lines 137 feet, more or less, to an alley.

Being the same property conveyed to Harrison H. Driver and wife, Mary Driver, by Quitclaim Deed from William J. Morrissey as the sole surviving heir-at-law of Mattie B. Johnson of record in Book 5196, Page 256, Register's Office for Davidson County, Tennessee.

This is improved property and known as 1075 Second Avenue, South, Nashville, Tennessee 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $11,500.00.

H. H. Driver Jr.
Affiant

Subscribed and sworn to before me this 22nd day of October, 19 87.

CLARK L. SHAW NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My Commission Expires 9-16-89

10/23 38.70- CHEC

5E03

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, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of October, 1987.

H. H. Driver Jr.
Harrison H. Driver

Mary D. Driver
Mary Driver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Clark Shaw, a Notary Public in and for said County and State, the within named Harrison H. Driver and wife, Mary Driver, the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of October, 1987.

Clark Shaw
Notary Public
My Commission Expires: 9-16-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7385 PAGE 768

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				11500.00- CAMT.
				32.20 CSTAX
				.50 PRFEE
				6.00 WDEED
				CHECK 38.70-
			5633A	10/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.65 1.5

IDENTIFICATION REFERENCE

OCT 23 9 42 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29006