File #6859
FILE BOX 38

WARRANTY DEED

BOOK 7553 PAGE 603

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT P. BIRMINGHAM (NAME)	NEW OWNER(S) (NAME)	MAP 131-2 A
2116 Hobbs Road, Unit M-16 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 89
Nashville, Tennesse 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, DAVID H. McCRACKEN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT P. BIRMINGHAM, unmarried

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 Unit M-16 on the Plan of Hobbs House Condominium Apartments of record in Plat Book 4595, page 74 amended in Plat Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, and Book 6822, page 893, said Register 's Office.

Being the same property conveyed to David H. McCracken by deed from William D. Owen and wife, Tatiana Dillingham Owen of record in Book 5994, page 934, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Master Deed and By-Laws of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612 and Book 6822, page 893; and (3) All matters appearing on the Plan of record in Plat Book 4595, page 74, amended in Plat Book 5200, page 54, said Register's Office.

337.49

IDENTIFICATION REFERENCE

MAY 26 9 40 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

0958 05/26 0101 03CHECK 139.50

This is improved (XX) unimproved ( ) property, known as 2116 Hobbs Road, Unit M-16, Nashville, Tennesse 37215

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 20th day of May, 19 88

David H. McCracken
DAVID H. McCRACKEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7553 PAGE 604

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID H. McCRACKEN, unmarried

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of May, 19 88.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 88

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

Notary Public

WARRANTY DEED

FROM

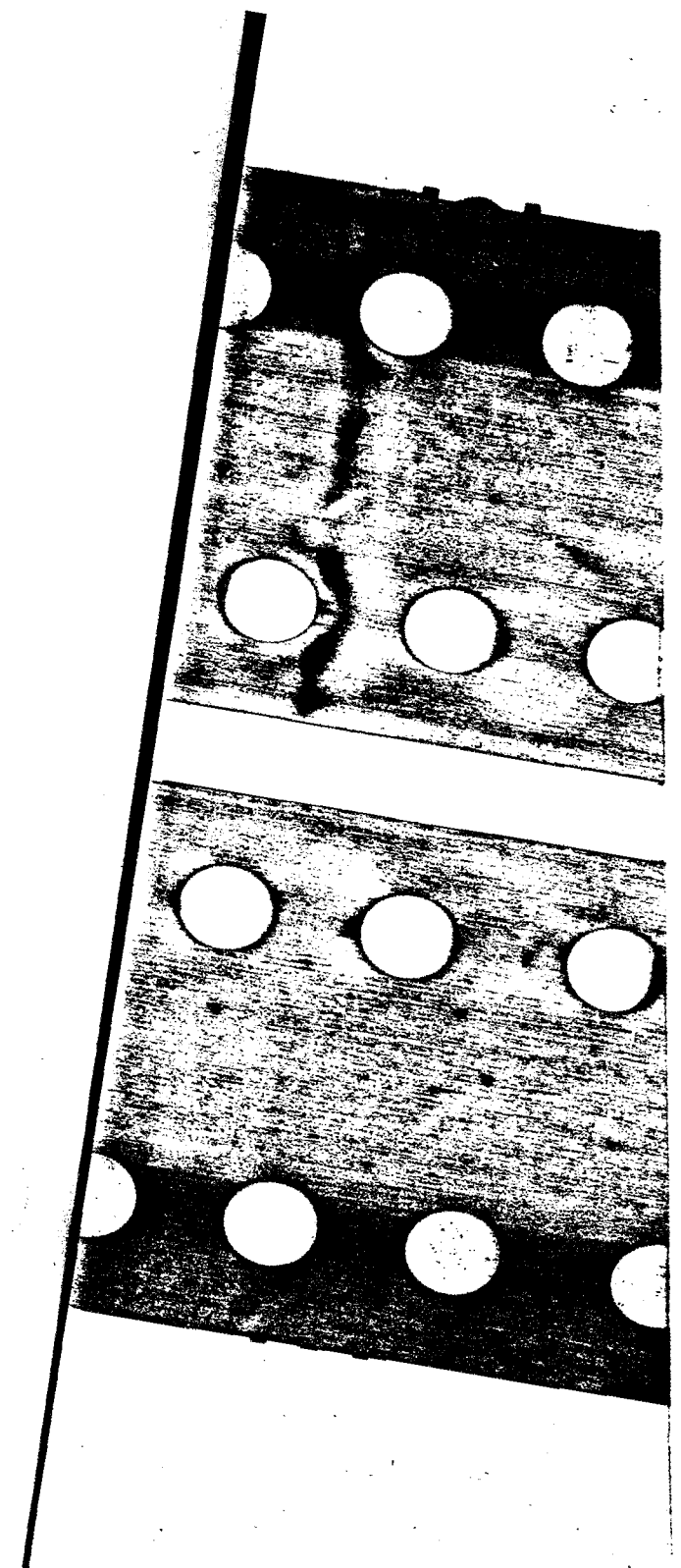
DAVID H. McCRACKEN, unmarried

TO

SCOTT P. BIRMINGHAM, unmarried

RETURN TO:
FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7553 PAGE 605

CO - 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

CAMT 47500.00
CON TX 133.00
PRFEE 0.50
WDEED 6.00
TOTAL 139.50
CHECK 139.50

05/26/88 01 09:42 0001 0958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3374 9

IDENTIFICATION REFERENCE

MAY 26 9 40 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 9510