BOOK 7780 PAGE 713 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Richard C. Jobe Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: 9-9-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee, 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James M. Hammonds, Jr. etux (NAME)	James M. Hammonds, Jr. et ux (NAME)	Map 81-15
2529 Forest View Drive (STREET ADDRESS OR ROUTE NUMBER)	2529 Forest View Drive (STREET ADDRESS)	Par. 312
Antioch, Tennessee. 37013 (CITY) (STATE) (P.O. ZIP)	Antioch, Tennessee. 37013 (CITY) (STATE) (ZIP)	2W-24138

mail

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, WE, RICHARD C. JOBE, JR., AND WIFE, JACQUELINE C. JOBE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. HAMMONDS, JR. AND WIFE, RHONDA G. HAMMONDS, our 1/2 undivided interest in and to the realty described below,

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

Being parts of Lots Nos. 31 and 32 in the Manlove Plan, a plan of which is recorded in Plan Book 21, page 129 of the Register's Office for Davidson County, Tennessee.

Said parts of Lots 31 and 32 begin at a point in the southeast corner of the intersection of 18th Avenue North (formerly Salem Street) and Underwood Street and run back thence eastwardly along the southern margin of Underwood Street 63 feet to a point; thence southwardly parallel with 18th Avenue North 130 feet to a point; thence westwardly and parallel with Underwood Street 63 feet to 18th Avenue North; thence northwardly along the eastern margin of 18th Avenue North 130 feet to the beginning.

Included in the above description but excluded from this conveyance is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Robert M. Garfinkle, an unmarried man, of record in Book 5061, page 741, Register's Office as follows:

Being part of Lot No. 31 in the Manlove Plan, a Plan of which is of record in Plan Book 21, page 129, Register's Office for Davidson County, Tennessee.

Beginning at the southeast corner of the intersection of Salem Street (18th Avenue North) and Underwood Street; thence southwardly along the eastern margin of Salem Street 130.00 feet to a point; thence easterly 13.10 feet to a point; thence northwardly 104.19 feet along the new relocated eastern margin of Salem Street to a point; thence northeasterly 40.06 feet around a curve that has a 25 foot radius to a point; thence westwardly 38.00 feet along the present southern margin of Underwood Street to the point of beginning and containing 0.04 acres, more or less.

Being the same property conveyed to Richard C. Jobe, Jr. and wife, Jacqueline C. Jobe by deed from James M. Hammonds, Jr. et ux, of record in Book 7052, page 242. Register's Office for Davidson County, Tennessee. The Grantees herein agree to assume and pay the liens against said property as said debts become due and payable in the original principal sum of $27,000.00 secured by instrument of record in Book 5740, page 191, said Register's Office, and the debt in the original sum of $30,404.40 secured by instrument of record in Book 6822, page 970, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1731 Underwood Street, Nashville, Tennessee, 37208
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 15 day of February, 1989

Richard C. Jobe Jr.
RICHARD C. JOBE, JR.

Jacqueline C. Jobe
JACQUELINE C. JOBE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Richard C. Jobe, Jr. and Jacqueline C. Jobe

the bargainor__s__, 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, Tennessee, this 15 day of February, 19 89.

Commission Expires 2-10-91 Sandra M. Perry Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Richard C. Jobe, Jr. and wife, Jacqueline C. Jobe

TO

James M. Hammonds, Jr. and wife, Rhonda G. Hammonds

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

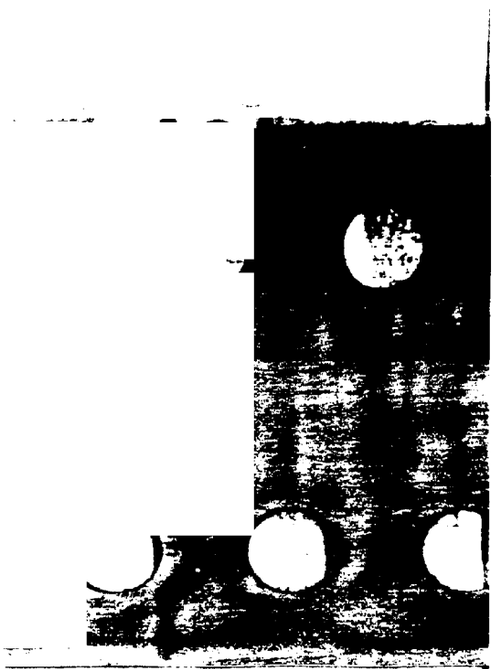
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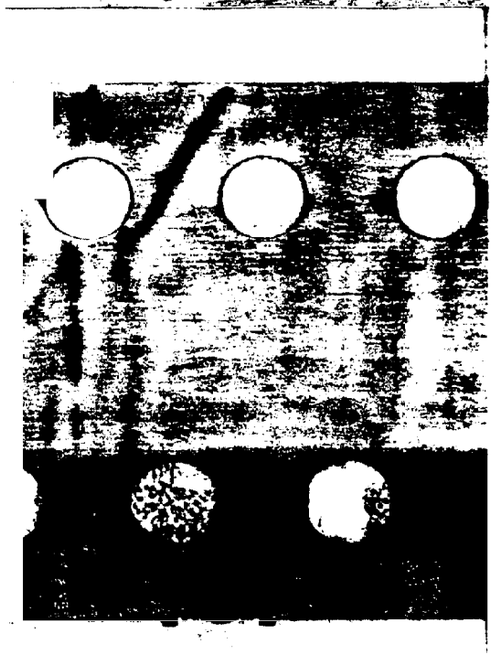
IDENTIFICATION REFERENCE

Feb 27 3 20 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0707 02/27 0101 03CHECK 14.75





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7780 PAGE 715

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	2500.00
CON TX	8.25
PRFEE	0.50
WDEED	6.00
TOTAL	14.75
CHECK	14.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/89 01 15:22 0001 0707

11931

IDENTIF. REFERENCE

FEB 27 3 20 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 185133