File 23

File No: 8399-3

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Address New Owner:	Send Tax Bills To:	Map/Parcel
Homer Harris	Same	Map 82-2
1204 Eastdale Ave.		Par 13
Nashville, TN. 37207		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, SARAH JOYCE HUTTON, a widow and unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said HOMER HARRIS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the plat of a subdivision of the J. W. Christian 3 acre tract, as of record in Book 547, page 102, Register's Office for said County.

Said Lot No. 4 fronts 49 feet on the Easterly side of Lotta Street, and runs back between parallel lines 186 1/2 feet on the North line and 188 feet 10 inches on the South line to an alley.

Being the same property conveyed to Andrew Jackson Hutton and wife, Sarah Joyce Hutton by deed from Arthur M. Pippin and wife, Lera H. Pippin of record in Book 3642, page 123, Register's Office for Davidson County, Tennessee; Sarah Joyce Hutton acquired the entire interest in this property as surviving tenant by the entireties, the said Andrew Jackson Hutton having deceased. Also being the same property conveyed to Sarah Joyce Hutton, widow and as an individual, by deed from Donald Arkovitz, Trustee, of record in Book 4940, Page 483, said Register's Office.

This property is conveyed subject to the Plan of record in Book 547, page 102, said Register's Office and to all applicable local government planning, building and zoning regulations.

This property is sold in "as is" condition.

This is improved property known as 108 Lotta Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said HOMER HARRIS, his heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this 10th day of April, 1989.

Sarah Joyce Hutton
SARAH JOYCE HUTTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 24,100.00 .

Howard Harris
AFFIANT

Sworn to and subscribed before me this 10th day of April, 1989.

Tom D. Coleman Jr.
NOTARY PUBLIC

My commission expires: 3-2-1992 .

4918 04/12 0101 03CHECK 86.03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Joyce Hutton, a widow and unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 1989.

Tom D. Coleman Jr.
NOTARY PUBLIC

My commission expires: 3-2-1992.

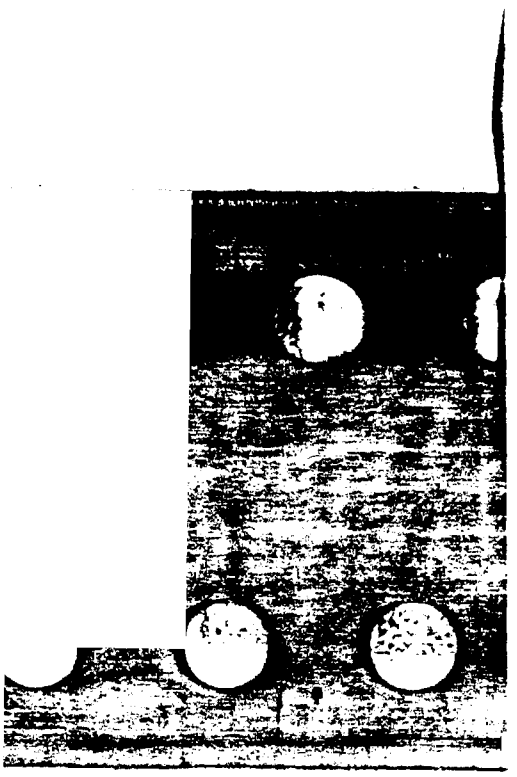
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

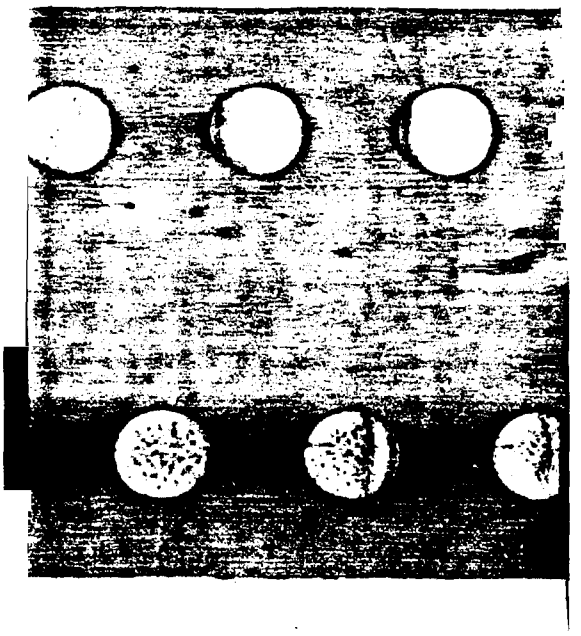
24186

IDENTIFICATION

APR 12 10 38 AM '89

FILED & RECORDED
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7815 PAGE 173

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	24100.00
CON TX	79.53
PRFEE	0.50
MDEED	6.00
TOTAL	86.03
CHECK	86.03

04/12/89 01 10:38 0001 4918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24186

IDENTIFICATION REFERENCE

APR 12 10 38 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 199312