Box 18 (KAG)

BOOK 7864 PAGE 520

KAGWP114 06/13/89 tk
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (RHL)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Daniel D. Hite 3104 Forest Park Ave. Nashville, TN	Same	Map 117-01 Parcel 125

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ALMA S. LEDYARD, an unmarried woman ("Grantor") has bargained and sold, and by these presents does transfer and convey unto DANIEL D. HITE, an unmarried man ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 3 on the Map of the Emmahurst Plan of the Re-Subdivision of certain lots in Forest Park Subdivision, of record in Book 974, page 4, of the Register's Office for said county.

Said Lot No. 3 fronts 120 feet on the northerly side of Forest Park Avenue and runs back between parallel lines 230 feet to a dead line.

Being the same property conveyed to Grantor by deed from Wyatt Bell and wife Annette G. Bell of record Book 1281, page 512, said Register's Office.

This is improved property known as: 3104 Forest Park Avenue (Courthouse records show the property as 3102 Forest Park Avenue) Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1989 taxes, a lien not yet due and payable.

2. Easement for sanitary sewers and/or storm drainage of record in Book 4058, page 591 said Register's office.

3. All matters appearing on the Plan of record in Book 974, page 4 said Register's office.

4. All applicable building and zoning regulations.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14th day of June, 1989.

Alma S. Ledyard

Alma S. Ledyard

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Alma S. Ledyard, the within named 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, at office, this 14th day of June, 1989.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5/8/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $249,500.

Daniel D. Hale
Affiant

Sworn to and subscribed before me this 14th day of June, 1989.

Notary Public

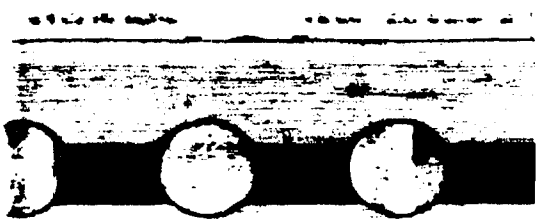
My Commission Expires:

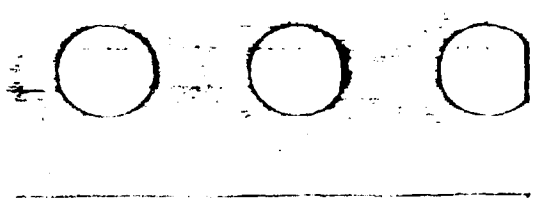
5/8/91

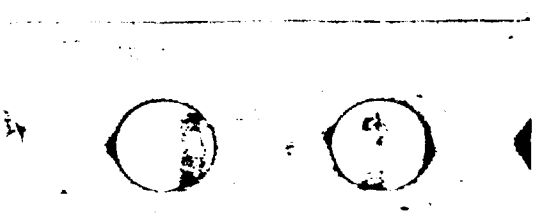
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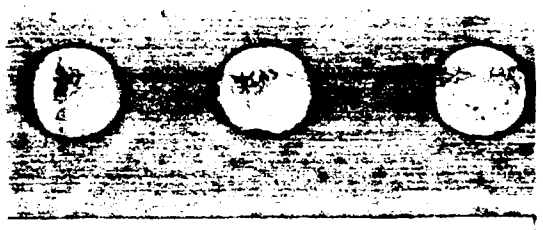
JUN 14 1 37 PM '89

4854 06/14 0101 03CHECK 832.85









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7864 PAGE 523

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 249500.00
CON TX 823.35
PRFEE 0.50
WDEED 9.00
TOTAL 832.85
CHECK 832.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/89 01 13:39 0001 4854

40997

IDENTIFICATION

JUN 14 1 37 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 219184