THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00.

Jill Elliott Howard
Affiant

Subscribed and sworn to before me this 10th day of August, 1992.

Notary Public

My Commission Expires: 1-22-94

3651.2

IDENTIFICATION REFERENCE

AUG 14 8 22 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JILL ELLIOTT HOWARD et al 1411 Gartland Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-09 PARCEL 327

0363 08/14 0101 03CHECK 305.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND AND 00/100 ($80,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **JON W. HALLQUIST and wife, TERRYL W. HALLQUIST,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JILL ELLIOTT HOWARD, married and NILON H. ELLIOTT, married,** 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 Lot No. 94 on the Plan of the subdivision of the A.V.S. Lindsley 29 acre tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 94 fronts 50.0 feet on the northerly side of Gartland Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Jon W. Hallquist and wife, Terryl W. Hallquist, by deed from Henry Lee Donoho and wife, Mary E. Donoho, of record in Book 6601, apge 44, Register's Office for Davidson County, Tennessee.

This is improved property known as 1411 Gartland Avenue, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of the subdivision of A.V.S. Lindsley 29 acre tract, of record in Book 57, page 66, Register's Office for

Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of August, 1992.

JON W. HALLQUIST

TERRYL W. HALLQUIST

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 JON W. HALLQUIST and TERRYL W. HALLQUIST, the bargainors, 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 this 16th day of August, 1992.

Notary Public

My Commission Expires:

1-23-94

[redacted]

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

RECEIVED OF _____

FOR _____

BOOK 8701 PAGE 197

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO Tx - STATE TAX CONVEY
MO Tx - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
08/14/92	01 08:23 0001 0363	CAMT 80000.00 CON TX 296.00 PRFEE 1.00 WDEED 8.00 TOTAL 305.00 CHECK 305.00		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 5 1 2

IDENTIFICATION REFERENCE

AUG 14 8 22 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 560141