BOOK 8743 PAGE 303

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 1992

Notary Public

MY COMMISSION EXPIRES: 1-27-96
(AFFIX SEAL)

(615) 385-2804 THIS INSTRUMENT WAS PREPARED BY SupCt.#003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James A. Ham (NAME)	First Tennessee Bank N.A. (NAME)	104-15-110
2523 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	P.O.Box 1000, Dept. 47 (STREET ADDRESS)	24W-09800
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38148 (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, WE Raymond P. Poggenburg and wife, Helen H. Poggenburg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Ham and Oscar W. Carter, as tenants in common,

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:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 23 on the plan of Sunset Park Subdivision, as of record at Book 332, page 132, Register's Office for said County, described as follows:

Said westerly part of said Lot No. 23 fronts 48.0 feet on the southerly margin of Sunset Place (formerly "B" Street or Turner Avenue) and extends back between lines measuring 160 feet, more or less, thereon to a dead line in the rear, also being the northerly line of Lot No. 6 of said subdivision, on which it measures 40.0 feet.

Being all the same property conveyed to the grantors herein by deed as of record at Book 7367, page 484, said Register's Office, and the description above is the same as is therein.

This conveyance is subject to future property taxes and said plan at Book 332, page 132, said Register's Office.

50350

IDENTIFICATION REFERENCE

OCT 1 8 08 AM '92

DAVIDSON COUNTY, TN

IMproved

This is improved (X) property, known as 2523 Sunset Place, Nashville, TN 37212
(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 hand s this 30th day of September, 19 92

Raymond P. Poggenburg

Helen H. Poggenburg

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Raymond P. Poggenburg and wife, Helen H. Poggenburg

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 30th day of September, 19 92.

Commission Expires 1-27-96

Notary Public

MARBUT GLENN GASTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

Raymond P. Poggenburg and wife,

Helen H. Poggenburg

TO

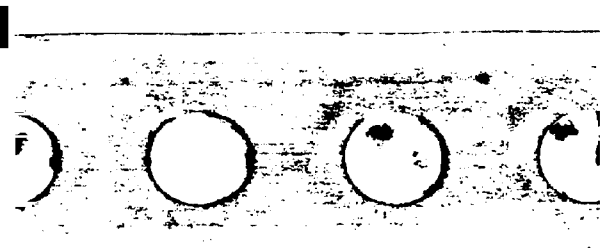
James A. Ham

5767 10/01 0101 03CHECK 360.50

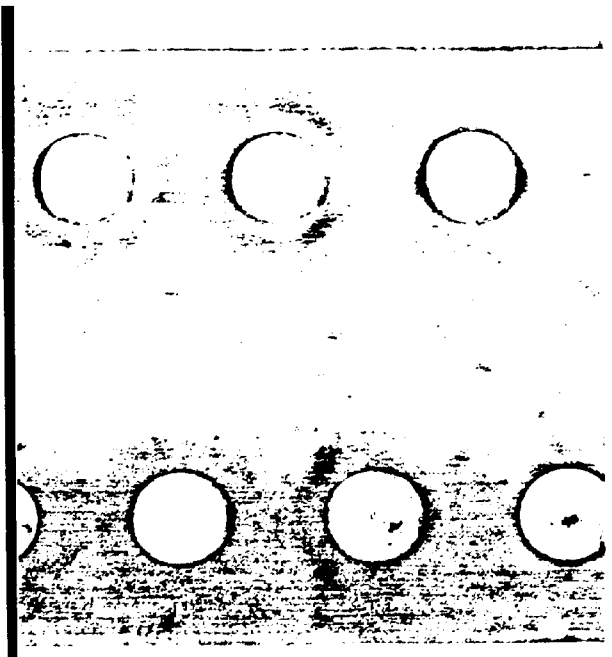
AQ 319732

ATTORNEYS TITLE™ *A Minnesota Title Company*

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







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	95000.00
			CON TX	351.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	360.50
			CHECK	360.50

10/01/92 01 08:09 0001 5767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50350

IDENTIFICATION REFERENCE

OCT 1 8 08 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 575319