File in Box No. 14

BOOK 8836 PAGE 97

STATE OF TENNESSEE 8689-2
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January 19 93

Notary Public

MY COMMISSION EXPIRES: 7/24/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHERNAU, MILAM & WEISS, P., 424 Church Street, Suite 1350, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN W. HINES	NATIONSBANC MORTGAGE CORPORATION	MAP 103-04
(NAME)	(NAME)	
4022 Colorado Avenue	P. O. Box 353	PARCEL 420
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Louisville, KY 40201-0353	FB NO. 25W-05615
(CITY) (STATE) (ZIP)	(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, TOMMY M. SESLER, JR. AND WIFE, SHERRY A. SESLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. HINES AND WIFE, KAREN E. HINES

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 easterly 50 feet of Lot No. 39 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 39 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines, 162.9 feet to an alley.

BEING the same property conveyed to J.S. Garner and wife, Florence Garner, by Deed from Thomas H. Bissinger and wife, Sarah Matt Bissinger, of record in Book 4462, Page 592, Register's Office for Davidson County, Tennessee. The said J.S. Garner and wife, Florence Garner having since died, and J.S. Garner having predeceased Florence Garner. The said property was devised to Tommy M. Sesler, Jr., by The Last Will and Testament of Florence L. Garner, of record in Will Book 180, Page 564, Probate Court of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Mrs. A.Z. Sesler, Executrix of the Estate of Florence L. Garner, joins in this conveyance to express consent to the sale of the above described property.

unimproved ( )
This is improved (X) property, known as 4022 Colorado Avenue, Nashville, TN 37209
(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 6th day of January 19 93

TOMMY M. SESLER, JR.

MRS. A.Z. SESLER, EXECUTRIX

SHERRY A. SESLER

BOOK 8836 PAGE 98

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 TOMMY M. SESLER, JR. AND WIFE, SHERRY A. SESLER, AND MRS. A.Z. SESLER

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 6th day of January 19 93.

Commission expires 7/24/53

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

8096.9

IDENTIFICATION REFERENCE

JAN 8 10 36 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4023 01/08 0101 03CHECK

234.70

DCTN01W



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

RECEIVED OF _____

FOR _____

BOOK 8836 PAGE 99

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
				CAMT 61000.00
				CON TX 225.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 234.70
				CHECK 234.70
			01/08/93 01	10:35 0001 4023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8096.9

IDENTIFY REFERENCE!

JAN 8 10 36 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608818