45158

IDENTIF. & REFERENCE

FB 12
JR

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

94 MAY -2 PM 2:06

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Robert R. Longhurst IV
1708 Sweetbriar Avenue
Nashville, Tennessee 37212

SEND TAX BILL:
To Owner

BOOK 9330 PAGE 53

MORTGAGEE:

MAP AND PARCEL:
MAP 117-4
PARCEL 10
24W-12205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Dan H. Hamm and wife, Judy L. Hamm hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert R. Longhurst IV, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 80 feet of Lot No. 237 on the Plan of Belmont Land Company's Plan called "Belmont Heights", of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

SAID property fronts 80 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines 175 feet to the southerly margin of a 15 foot alley.

Being the same property conveyed to Dan H. Hamm and wife, Judy L. Hamm, by deed from Richard C. Leigh and wife, Mary Leigh of record in Book 5917, Page 980, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is unimproved property known as 1708 Sweetbriar Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert R. Longhurst IV, unmarried, his heirs and assigns, forever; and we, Dan H. Hamm and wife, Judy L. Hamm do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of April, 1994.

Dan H. Hamm

BOOK 9330 PAGE 54

Judy L. Hamm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dan H. Hamm and wife, Judy L. Hamm 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: ~~3/22/97~~ 1/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

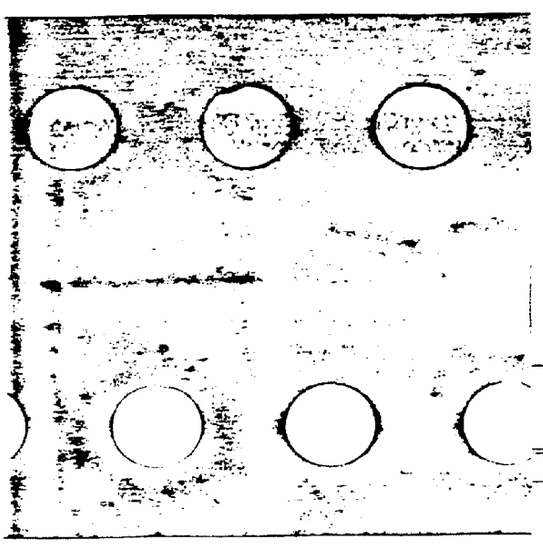
The actual value or consideration, whichever is greater, for this transfer is $ 95,000.00.

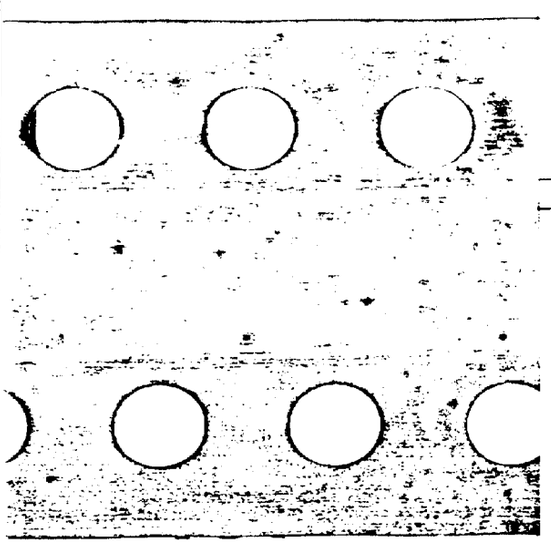
AFFIANT

Subscribed and sworn to before me this 29th day of April, 1994.

NOTARY PUBLIC
My Commission Expires: ~~3/22/97~~ 1/25/97

94 3 25/32 0201 03CHECK 360.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9330 PAGE 55

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
				MDEED 8.00
				TOTAL 360.50
				CHECK 360.50
05/02/94	01			14:05 0001 0713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45158
IDENTIF. ↑ REFERENCE

94 MAY -2 PM 2:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 785805