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

File Box 24

BOOK 9374 PAGE 268

ADDRESS NEW OWNER:
Sandra Haynes, Linda Shymlock, and Debra Rich
%James P. Sadler
505 Torrington Court
Nashville, TN 37205

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 81-15
PARCEL 97
2W-34215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Vernice Hambright, the only living heir of Fletcher Hambright, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Sandra Haynes, Linda Shymlock, and Debra Rich, as joint tenants with right of survivorship, 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. 16 on the Map of S. A. Champion's Subdivision of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 16 fronts 50 feet on the westerly side of Estrella Street and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Fletcher Hambright and wife, Ruby Hambright, by deed from Artishie Calbraith et al of record in Book 1345, Page 108, Register's Office for Davidson County, Tennessee. The Fletcher Hambright and Ruby Hambright having since divorced, the said Ruby Hambright having conveyed her one-half undivided interest to Fletcher Hambright by Deed of record in Book 1811, Page 183, said Register's Office. The said Fletcher Hambright having since died vesting said property in Vernice Hambright as next of kin and heir at law as attested to in the Affidavit of Heirship of record in Book 8582, Page 189, Register's Office for Davidson County, Tennessee.

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

Codes Letters from Metropolitan Government for Nashville/Davidson County, of record in Book 8601, Page 192 and Book 8784, Page 88, said Register's Office.

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

This Property is conveyed "AS IS, WHERE IS"

This is improved property known as 1413 21st Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandra Haynes, Linda Shymlock, and Debra Rich, their heirs and assigns, forever; and I, Vernice Hambright, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 2nd day of June, 1994.

Vernice Hambright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vernice Hambright, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of June, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 9,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of June, 1994.

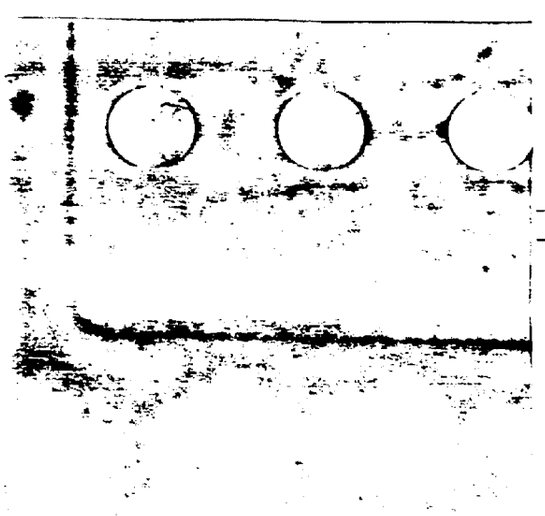
NOTARY PUBLIC
My Commission Expires: 3/22/97

59567
IDENTIF. ← REFERENCE

94 JUN -9 PM 3:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

-432 06/09 11:01 03CHECK 42.30





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

RECEIVED OF _____

FOR _____

BOOK 9374 PAGE 270

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 9000.00
				CON TX 33.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 42.30
				CHECK 42.30
			06/09/94 01	15:06 0001 4482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59567
IDENTIF. ↑ REFERENCE

94 JUN -9 PM 3:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 801241