FILE BOX 3

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

**FROM:** Evelyn Duke, Executrix of the Estate of Margaret L. Hamm, Deceased (GRANTOR)

BOOK 9429 PAGE 198

**TO:** Erbie A. Garrett (GRANTEE)

**ADDRESS NEW OWNER:**
Erbie A. Garrett
920 Sutton Hill Road
Nashville, TN 37204

**SEND TAX BILLS TO:**
Century Mortgage Corp.
Two International Dr.
Suite 507
Nashville, TN 37217

**MAP/PARCEL NO:**
118-9 - 144

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Evelyn Duke, Executrix of the Estate of Margaret L. Hamm,** ("GRANTOR) has bargained and sold and does hereby transfer and convey unto **Erbie A. Garrett,** unmarried, ("GRANTEE") the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "H" on the Map of Battlefield Estates, Section II, as of record in Book 843, Page 108, Register's Office for said County.

Said Lot No. 20 fronts 70 feet on the northerly side of Sutton Hill Road and runs back between lines, 178 feet on the westerly line and 180 feet on the easterly line, to a dead line and measures 83.3 feet thereon.

Being the same property conveyed to Frank L. Hamm and Margaret Hamm, each unmarried, by Deed from Brock Speer and Ben Speer, Executors under the Will of Lena Darling Speer, deceased, of record in Deed Book 4224, page 415, Register's Office for Davidson County, Tennessee.

The said Frank L. Hamm and Margaret Hamm, (being one and the same person as Margaret L. Hamm), having since died and title is vested in Evelyn Duke, Executrix, under the Will of Margaret L. Hamm, of record in Will Book 182, Page 746, Probate Court Clerk's Office for said County.

This conveyance is subject to any and all existing easements, restrictions and set-back lines applicable to the property and the provisions of the said Will.

The above description is identical to that contained in the prior deed of record on this property.

94 AUG -5 AM 8:50
REGISTER
DAVIDSON COUNTY, TN.

78427
IDENTIFICATION REFERENCE

N RDB66293 V1

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto GRANTEE, his heirs, and assigns in fee simple forever.

The GRANTOR does hereby covenant with the said GRANTEE that she will warrant and forever defend the title to the said land to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through or under her in her capacity as Executrix of the Estate of Margaret L. Hamm, but not further or otherwise.

Executed this 29th day of July, 1994.

ESTATE OF MARGARET L. HAMM,
Deceased

BY: Evelyn Duke, Executrix
Evelyn Duke, Executrix

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, & the undersigned, a Notary Public in and for said County and State, the said Evelyn Duke, Executrix of the Estate of Margaret L. Hamm, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, being authorized so to do.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of July 1994.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 23, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

AFFIANT

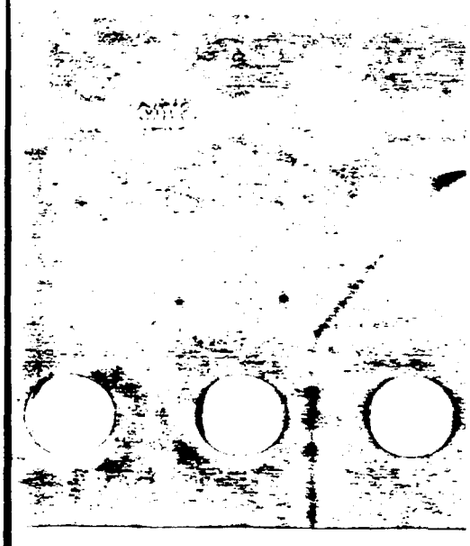
Subscribed and sworn to before me, this the 29th day of July 1994.

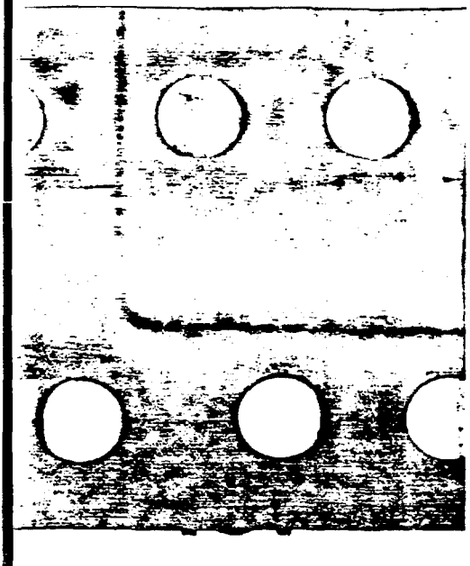
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 23, 1998

4875 07/05 0101 CHECK 408.60

N RDB66293 V1





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

RECEIVED OF _____

FOR _____

BOOK 9429 PAGE 210

| | | |
|---|---|---|
| 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 108000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
TOTAL 408.60
CHECK 408.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78427
IDENTIF. # REFERENCE

94 AUG -5 AM 8:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 821383