THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

BENNY LEE SANTIAGO AND
JACKIE HATCHER,
7414 George E. Horn Rd
Nashville, TN 37221
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 82-4, PARCEL 223

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $26,200.00.

Jackie Hatcher
AFFIANT
Subscribed and sworn to me, this the 18 day of AUGUST, 1994.

Notary Public
My commission expires: 5-11-96

94 SEP -8 PM 3:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

89126
IDENTIFICATION REFERENCE

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, MAY E. LITTLE, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said BENNY LEE SANTIAGO AND JACKIE HATCHER, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 875 CARTER AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 18 day of AUGUST, 1994.

May E. Little
MAY E. LITTLE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAY E. LITTLE, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18 day of AUGUST, 1994.

Denise C. Allen
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

6511 09/08 0101 03CHECK 109.94

EXHIBIT 'A'

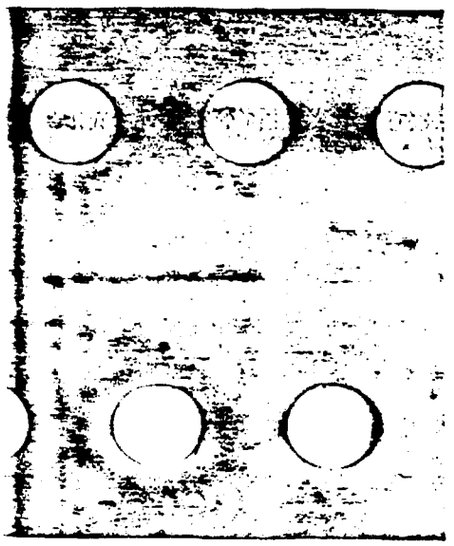
Being Lot No. 94 on the Plan of Thornby Place as of record in Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

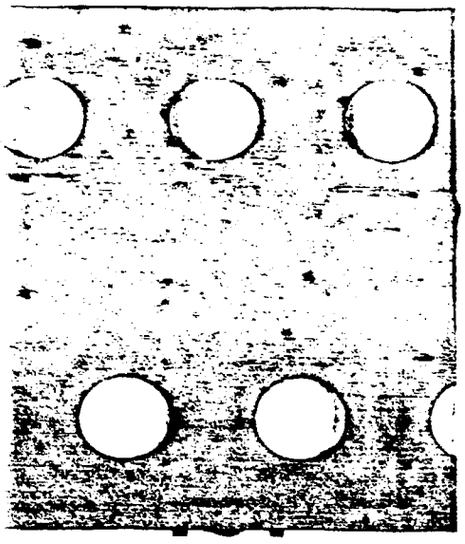
Being the same property conveyed to May E. Little by Warranty Deed from Marion L. Richardson and wife, Edna W. Richardson, of record in Book 5901, page 359, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Plat Book 332, page 3, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 847

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 26200.00
CON TX 96.94
PRFEE 1.00
WDEED 12.00
TOTAL 109.94
CHECK 109.94

09/08/94 01 15:11 0001 6511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89126
IDENTIF. & REFERENCE

94 SEP -8 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 832865