16892

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 35858
Dav. Co. File: Box 8

94 DEC 13 PM 1:12

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9544PG620

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James L. Elmer Myrna A. Elmer 612 Harpeth Trace Drive Nashville, TN 37221	NationsBanc Mortgage Corporation 901 W. Trade Street Charlotte, NC 28202

TAX MAP-PARCEL NUMBERS: 143-02-A-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles B. Hand, Jr. and spouse, Andrea Hand,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James L. Elmer and spouse, Myrna A. Elmer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot 6 on the plan of Harpeth Trace Estates, Phase 3, of record in Book 5800, page 751, 752 and 753, Register's Office for said County.

SAID Lot No. 6 fronts 63.49 feet on the westerly margin of Harpeth Trace Drive (private) and extends back 153.92 feet on the northerly line and 139.09 feet on the southerly line to a dead line in the rear, measuring 37.00 feet thereon.

BEING the same property conveyed to Andrea Taylor, a single person, by deed from V & F Builders of record in Book 6909, page 1, said Register's Office. By Quitclaim Deed of record in Book 9319, page 985, said Register's Office. Andrea Taylor Hand, a married person, conveyed subject property to Charles B. Hand, Jr., and Andrea Hand.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, Page 208, Book 5380, page 357 and Book 6274, page 148, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 612 Harpeth Trace Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of December, 1994.

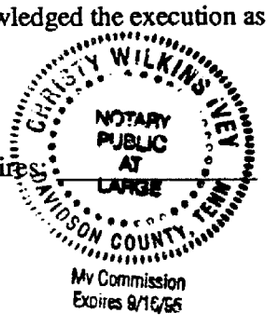
Charles B. Hand, Jr.

Andrea Hand

State of Tennessee
County of Davidson

BOOK 9544PG621

On this 12th day of December, 1994, before me the undersigned authority, personally appeared **Charles B. Hand, Jr.** and **Andrea Hand**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



My Commission Expires:

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

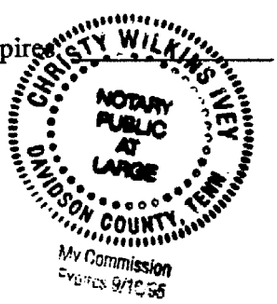
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205000.00

Affiant

Sworn and subscribed before me on the 12th day of December, 1994.

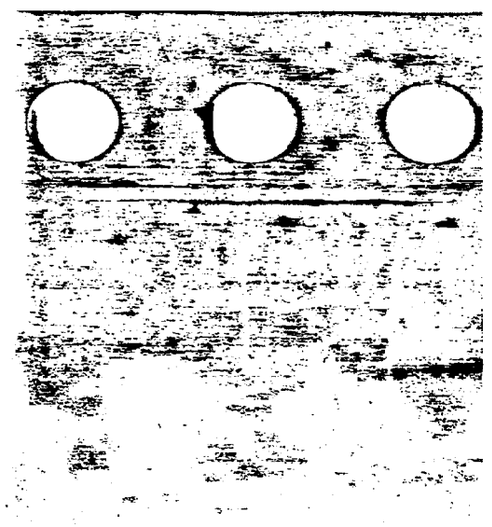
Notary Public

My Commission Expires:



2722 12/13 0101 03CHECK 767.50





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

RECEIVED OF _____

FOR _____

BOOK 9544PG622

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 205000.00
				CON TX 758.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 767.50
				CHECK 767.50
12/13/94	01			13:13 0001 2722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16892
IDENTIF. ↑ REFERENCE

94 DEC 13 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862685