BOOK 9603 PG 732

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 122,710.00

Affiant

Subscribed and sworn to before me, this 17th day of February 1995

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARK TUCKER 508 Lea Avenue Nashville, Tennessee 37203	SAME	MAP 93-10 PARCELS 249 & 250

4845 02/27 0101 03CHECK 467.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND SEVEN HUNDRED TEN AND NO/100---------- ($ 122,710.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , CHARLES B. HEMMER AND WIFE, M. JEAN HEMMER hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto MARK TUCKER, MARRIED 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:

TRACT I:

BEING land and building located at 508 Lea Avenue, Nashville, Davidson County, Tennessee, being Lot No. 21 on the unrecorded plan of Henry Blood and wife's subdivision of certain lots of Barrow Grove, described according to a survey made by Pete Meyer, Surveyor, August 21, 1946, as follows:

BEGINNING at an iron pin on the northerly margin of Lea Avenue, formerly South Union Street, 38.0 feet East of a 16-foot allely, being Mary Cross' southeast corner; thence with said Avenue, eastwardly 36.0 feet to an iron pin on the westerly margin of another allely; thence with the westerly margin of said last mentioned alley, North 31 degrees West, 141.0 feet to an iron pin on the southerly margin of another alley; thence with the southerly margin of said last mentioned alley, South 61 degrees West, 29.3 feet to an iron pin, Mary Cross' northeast corner; thence with her easterly line, South 31 degrees East, 120.7 feet to the beginning.

TRACT II:

CONTINUED

This is improved property known as 508 and 510 Lea Avenue, Nashville, Tennessee 37203

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___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of unrecorded plan of Henry Blood s/d of Barrow Grove of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of February, 19 95.

Charles B. Hemmer
CHARLES B. HEMMER

M. Jean Hemmer
M. JEAN HEMMER

MITCHELL A. WATTS NOTARY PUBLIC LAPOR DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES B. HEMMER AND WIFE, M. JEAN HEMMER, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 1995.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

_____
Notary Public

My Commission Expires: _____

LEGAL DESCRIPTION CONTINUATION

BEING Lot No. 22 on the unrecorded plan of Henry Blood and wife's subdivision of certain lots in Barrow Grove, described partly according to a survey made by Pete Meyer, Surveryor, August 21, 1946, as follows:

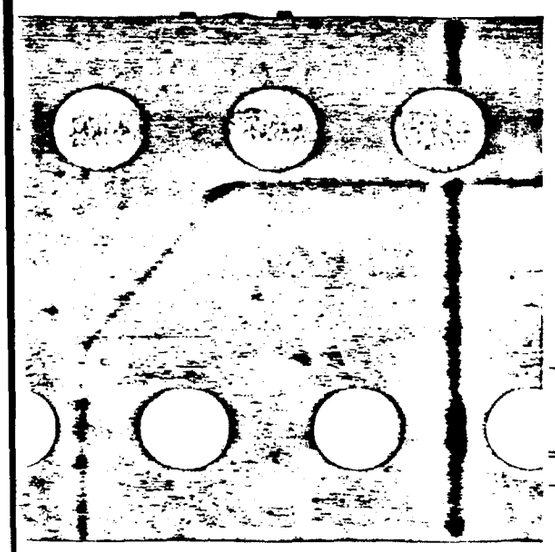
BEGINNING on the northerly margin of Lea Avenue, 3.0 feet northwest of the southwest corner of the premises conveyed to Rock City Realty Co., Inc., by deed from Kenneth S. Brake, et al, of record in Book 2651, page 50, Register's Office for said County; thence northerly 120.0 feet, more or less, to the southerly margin of an alley; thence with the same, westerly 27.7 feet, more or less, to the easterly margin of another alley; thence with the same, southerly 95.0 feet, more or less, to the northerly margin of Lea Avenue; thence with the same, 35.0 feet to the beginning.

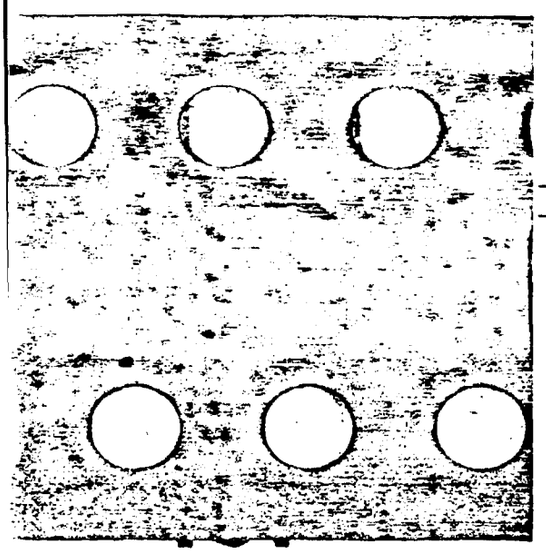
BEING the same property conveyed to Charles B. Hemmer and wife, M. Jean Hemmer, by deed from Rock City Realty Co., Inc., a corporation, of record in Book 6356, page 199, Register's Office for Davidson County, Tennessee.

37017
IDENTIF. & REFERENCE

95 FEB 27 AM 8:26

REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9603 PG 735

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 122710.00
CON TX 454.03
PRFEE 1.00
WDEED 12.00
TOTAL 467.03
CHECK 467.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/27/95 01 4810 2001 4845

37017
IDENTIFICATION REFERENCE

95 FEB 27 AM 8:26

REGISTER
DAVIDSON COUNTY, TN.

No. 884520