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THIS INSTRUMENT PREPARED BY:
Joseph M. Huffaker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9607 PG 847

WARRANTY DEED

Name and Address of New Owner:

Otis Dean Humphrey
3233 Masonwood Drive
Nashville, TN 37217

Send Tax Bills To:

Same as Above

Street Address of Subject Property:	**Map-Parcel No:**
2007 North 12th Avenue **Nashville, TN 37208**	**81-7-98.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Willie B. Humphrey and Robert Lee Humphrey, heirs at law of Willie Odell Humphrey,** hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey their one-third interest each unto Otis Dean Humphrey hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Northerly 45 Feet of Lot No. 4 on Ira Crandalls Plan of Lots as of record in Book No. 17, Page 297, Register's Office for Davidson County, Tennesse.

Said Northerly part of lot #4 fronts 45 feet in the Westerly Side of 12th Avenue North, (formerly Sangster Street) and runs back, between parallel lines, 140 feet to the center of an alley.

Being the same property conveyed to Claude Humphrey and wife, Willie Odell Humphrey by deed from W. L. Turner, unmarried of record in Book 5362, Page 270, said Register's Office. The said Claude Humphrey

38318
IDENTIF. & REFERENCE

95 MAR -1 PM 3:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

having since died intestate on June 30, 1990 and Willie Odell Humphrey having since died on February 4, 1991 intestate, leaving property to the heirs at law, being Otis Dean Humphrey, Willie B. Humphrey and Robert Lee Humphrey, each a one-third undivided interest.

The conveyance of the above described parcel of land is subject to the following:

All matters as shown on the plan of record in Book 17, Page 297, and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 24th day of February, 1995.

Willie B. Humphrey
Willie B. Humphrey

Robert L Humphrey
Robert Lee Humphrey

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Willie B. Humphrey and Robert Lee Humphery, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged theselves to be the heirs at law of Willie Odell Humphrey, the within named bargainors, and that as such heirs at law, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of February, 1995.

Mary Ann Selley
NOTARY PUBLIC

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

My commission expires: 1-24-98

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STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 9,800.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 1995.

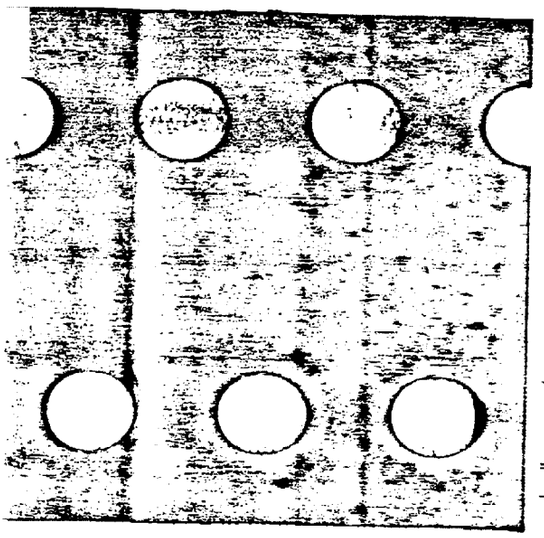
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE
Mary Ann Selley
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

6267 03/01 0101 03CHECK 49.26

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

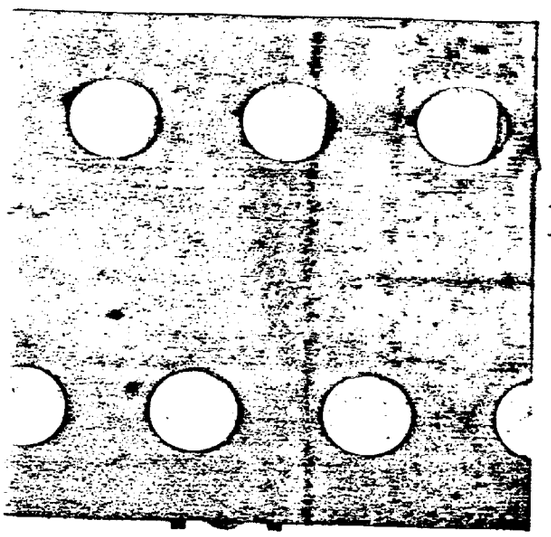
RECEIVED OF _____

FOR _____

BOOK 9607 PG 850

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	9800.00
CON TX	36.26
PRFEE	1.00
WDEED	12.00
TOTAL	49.26
CHECK	49.26

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38318
IDENTIF. ↑ REFERENCE

95 MAR -1 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 885925