41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 19 95

Notary Public

MY COMMISSION EXPIRES: 1/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey Hiam (NAME)	Same (NAME)	MAP 83-6
2013 Benjamin Street (ADDRESS)	(ADDRESS)	PARCEL 159
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Florene G. Jenkins, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aubrey Hiam, A Married Person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being parts of lots Nos. 23 and 26 on the Plan of the first Subdivision of Brownsville, as of record in Book 21, page 112, Register's Office for Davidson County, Tennessee, (being also a part of lot No. 11 in the original plan of Brownsville, as of record in Book 21, page 9, said Register's Office), described as follows:
Beginning on the northerly margin of Benjamin, formerly Locke Street, at a point 340 feet east of the easterly margin of Scott Avenue; thence eastwardly, with the northerly margin of Benjamin Street, 60 feet; thence northwardly and parallel with Scott Avenue, 210 feet to the southerly margin of a proposed alley 15 feet wide; thence westwardly, with the southerly margin of said proposed alley, 60 feet to a point 340 feet east of the easterly margin of Scott Avenue; thence southwardly 210 feet to the beginning.

Being the same property conveyed to Claude Jenkins and wife, Florene G. Jenkins by deed from E. E. Alderson and wife, Naydeen S. Alderson, of record in Book 4089, Page 340, Register's Office for said County. The said Claude Jenkins having since died title now vest soley in Florene G. Jenkins.

Henry O. Garrison executes this instrument on behalf of Florene Jenkins pursuant to Special Power of Attorney recorded simultaneously herewith.

Florene G. Jenkins and Florene Jenkins are one and the same person.

unimproved ( )
This is improved (X) property, known as 2013 Benjamin Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 my hand this 24th day of March, 19 95

Florene G. Jenkins
By: Florene G. Jenkins
Henry O. Garrison, Attorney-in-fact
Henry O. Garrison

[redacted] [redacted]

BOOK 9631 PG 793

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Michael T. Moser, a Notary Public in and for said County and State Henry O. Garrison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of March, 1995.

Notary Public

Commission Expires: 11/28/98

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of March, 1995, before me, Michael T. Moser, a Notary Public in and for said County and State, personally appeared Henry O. Garrison, to me known to be the person who executed the foregoing instrument in behalf of Florene G. Jenkins, and acknowledged that he executed the same as the free act and deed of the said Florene G. Jenkins.

Witness my hand and seal at Goodlettsville, Tennessee, this the 24th day of March, 1995.

Notary Public

My commission expires: 11/28/98

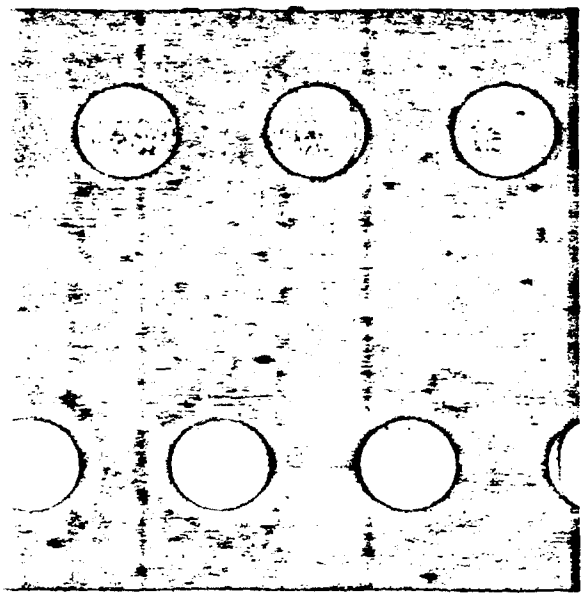
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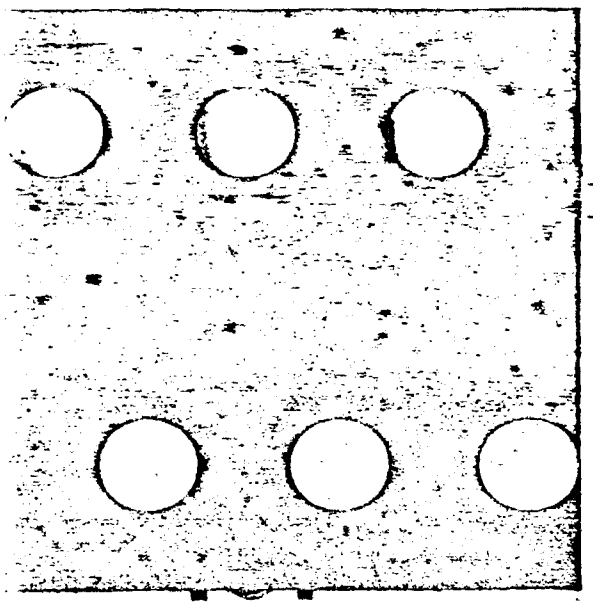
IDENTIF. & REFERENCE

95 MAR 30 PM 12:52

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

5728 03/30 0101 03CHECK 157.0





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9631 PG 794

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

03/30/95 01 12:54 0001 5728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46876
IDENTIF. & REFERENCE

95 MAR 30 PM 12:52

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

No. 895269