BK 9646 PG 257

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Homer Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 19 95

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
SEAL

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Homer Hunter	New Owner	MAP 72-2
(NAME)	(NAME)	
520 Roosevelt Avenue		PARCEL 125
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		15DZ05870
(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, Helen H. McQuiddy, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Homer Hunter, 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 Lot No. 37 on the Plan of E.B. Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50 feet on the southerly side of Jere Baxter Avenue and runs back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to K.W. McQuiddy and wife, Helen H. McQuiddy by deed from A. H. Cardwell and wife, Margaret Hanks Cardwell, of record in Book 1320, Page 83, Register's Office for said County. The said K. W. McQuiddy now deceased.

51792
IDENTIF. ↑ REFERENCE

95 APR 17 PM 12:33
REGISTER
DAVIDSON CO. TN.

unimproved ( )
This is improved (X) property, known as 1016 Ben Allen Road, Nashville, TN 37216
(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 12th day of April, 19 95

Helen H. McQuiddy
Helen H. McQuiddy

BOOK 9646 PG 258

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 Helen H. McQuiddy, a widow

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 12th day of Dec., 19 96.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

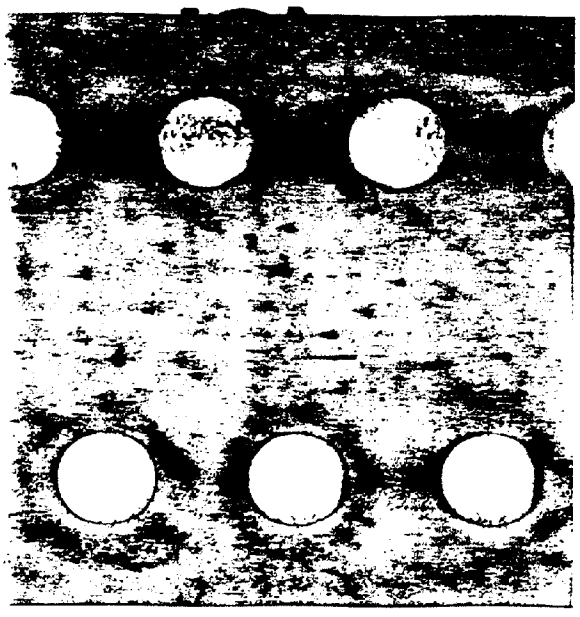
My commission expires _____

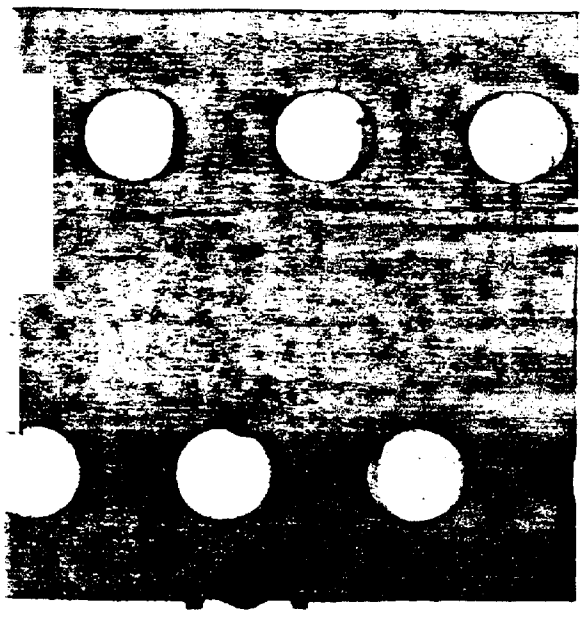
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

96147 2001 03CHECK

12/30/96





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9646PG259

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00
04/17/95 01 12:33 0001 1110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51792
IDENTIF. ✦ REFERENCE

95 APR 17 PM 12:33

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 900589