27+

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 104, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc S. Hummon	Capitol Bank & Trust	104-11
(NAME)	(NAME)	
2902 Overlook Drive	1820 WEST END AVE.	127
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	NASHVILLE TN 37203	24W 04440
(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, Bernice Eskridge King and wife, Alice Rebecca King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marc S. Hummon and Rebecca Mary Stevens

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. 18 of Block 5 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 18 fronts 87.5 feet on the northerly side of Overlook Drive and runs back 195 feet on the easterly line and 219 feet on the westerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Bernice Eskridge King and wife, Alice Rebecca King by deed from R. J. Swallen and wife, Pauline J. Swallen of record in Book 4904, page 436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

00636114
IDENTIF. & REFERENCE

95 MAY 25 AM 8:21
FELIX ... REGISTER
DAVID... CO. TN.

4134 05/25 0101 03CHECK 860.00

unimproved ( )
This is improved (X) property, known as 2902 Overlook Drive, Nashville, TN 37212
(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 our hand s this 16th day of May 19 95

B. E. King
Bernice Eskridge King

Alice Rebecca King

BOOK 9680 PG 464

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernice Eskridge King and wife, Alice Rebecca King

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 at ~~Brentwood~~ Franklin, Tennessee, this 16th day of May, 19 95.

Commission expires ~~July 27, 1996~~ August 13, 1997

Notary Public

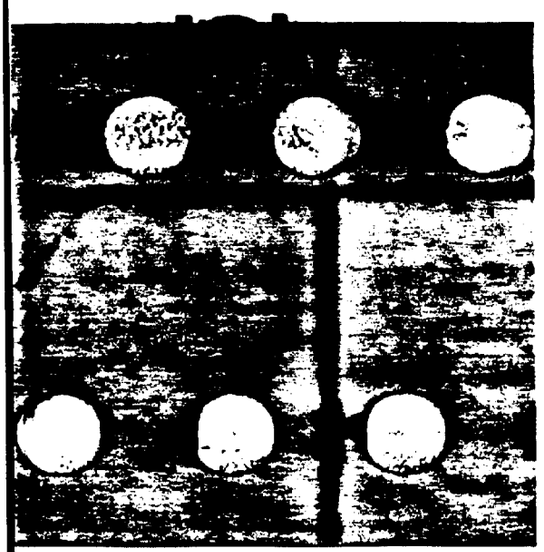
STATE OF TENNESSEE
COUNTY OF

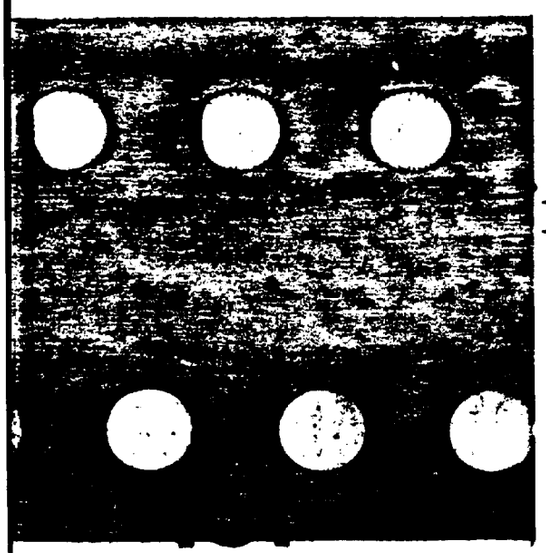
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9680 PG 465

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 230000.00
CON TX 851.00
PRFEE 1.00
WDEED 8.00
TOTAL 860.00
CHECK 860.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1001 4184

0063614
IDENTIF. ↑ REFERENCE

95 MAY 25 AM 8:21

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

No. 913519