0100250

IDENTIF. & REFERENCE
PICK-UP

95 SEP 14 AM 11:58
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM: James R. Hillin

TO: Nashville Area Habitat for Humanity, Inc.

Address New Owner(s) and
Send Tax Bills to:
Nashville Area Habitat
for Humanity, Inc.
1103 Chapel Ave.
Nashville, TN 37206

Map and Parcel Numbers:
81-11-525

BOOK 9794 PG 909

This instrument prepared by: Leitner, Warner, Moffitt, Williams, Dooley, Carpenter & Napolitan, 2300 First American Center, Nashville, Tennessee 37238.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever, is greater, for this transfer is $ 2500.00 .

Affiant

Subscribed and sworn to before me, this the 13 day of September, 1995.

Notary Public

My Commission Expires: My Commission Expires MAR. 23, 1996

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, James R. Hillin, hereinafter called "Grantor," have this day bargained and sold, and do hereby transfer and convey unto Nashville Area Habitat for Humanity, Inc., hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 33 feet of Lot No. 178 and the northerly 10 feet of Lot No. 177 on the plan of D.T. McGavocks and Others Addition, of record in Book 21, page 41, Register's Office for said County.

Said property joins and fronts together 42 feet on the westerly margin of 12th Avenue No., formerly Florence Street, and extends back between parallel lines 154 feet to an alley.

BEING the same property conveyed to James R. Hillin, by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs of record in Book 5697, page 601, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1995 Metro property taxes.

This is improved property located at 1609 12th Ave. North, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is free and clear of all encumbrances.

Grantor further covenants and binds themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument as of SEPTEMBER 13, 1995.

James R Hillin
James R. Hillin

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. HILLIN, the bargainor(s), 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.

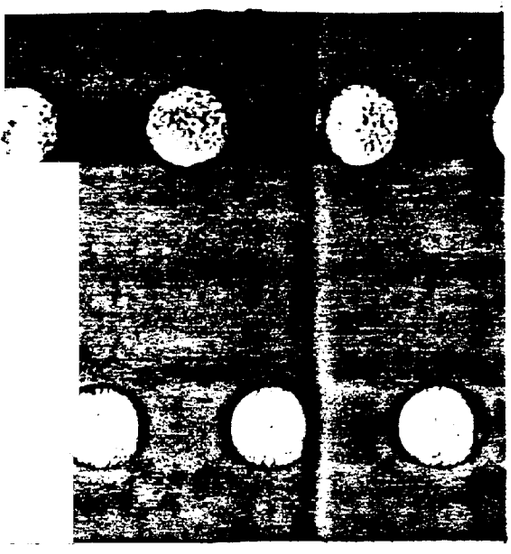
WITNESS my hand and official seal at NASHVILLE, Tennessee, this the 13 day of SEPTEMBER, 1995.

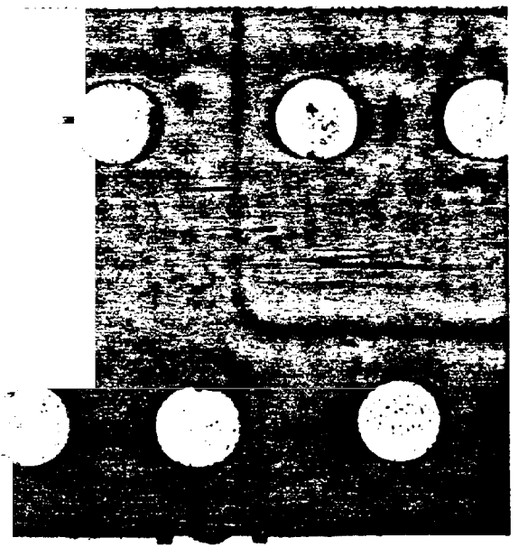
Billy A Higgs
Notary Public

My Commission Expires:
My Commission Expires MAR. 23, 1996

habitat12.wdl

4066 09/14 0101 03CHECK 18.25





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

RECEIVED OF _____

FOR _____

BOOK 9794 PG 911

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	2500.00
MOR TX	9.25
ERR	CO
MOR TX	9.25-
CON TX	9.25
PRFEE	1.00
WDEED	8.00
TOTAL	18.25
CHECK	18.25

09/14/95 01 11:58:00001 4066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0100250
IDENTIF. ↑ REFERENCE

95 SEP 14 AM 11:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952925