BOOK 9804 PG 602

0104437

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
95 SEP 25 AM 9:12
PICK-UP

IDENTIFICATION REFERENCE

Prepared by:
**Monica D. Edwards, Esq**
112 Stahlman Building
Nashville, Tennessee 37201

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**ADDRESS OF NEW OWNER:**
Ruth E. Dennis
3305 Austin Lane
Nashville, TN 37207

**SEND TAX BILLS TO:**
Same

**MAP:** 92-07
Parcel 125
11W 05090

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**WARRANTY DEED**

***FOR AND IN CONSIDERATION*** **OF THE SUM OF SEVENTEEN THOUSAND ($17,000.00) DOLLARS, RALPH H. HINES,** a single individual, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **RUTH E. DENNIS,** GRANTEE herein, her heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> ***LAND*** *in Davidson County, Tennessee, being Lots 54 and 55 on the Plan of J.B. Davis' Subdivision of record in Book 161, Page 123, Register's Office for said County.*
>
> *SAID Lots 54 and 55 adjoin and front each 25 feet on the south margin of Herman Street and run back between parallel lines 158 feet to an alley.*
>
> *BEING the same property conveyed to Ralph H. Hines by deed from George E. Talley of record in Book 8400, Page 425, Register's Office for Davidson County, Tennessee.*

**This is improved property known as 2337 Herman Street, Nashville, Tennessee 37208.**

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

***WITNESS*** my hand this 22 day of September, 1995.

Ralph H. Hines

**RALPH H. HINES**

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RALPH H. HINES**, the 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 Nashville, Davidson County, Tennessee, this 22nd day of September, 1995.

Monica D. Edwards

**NOTARY PUBLIC**

My Commission Expires: 11/22/97

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

The actual consideration for this transfer or value of property (whichever is greater) is **SEVENTEEN THOUSAND ($17,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Ruth E Dennis

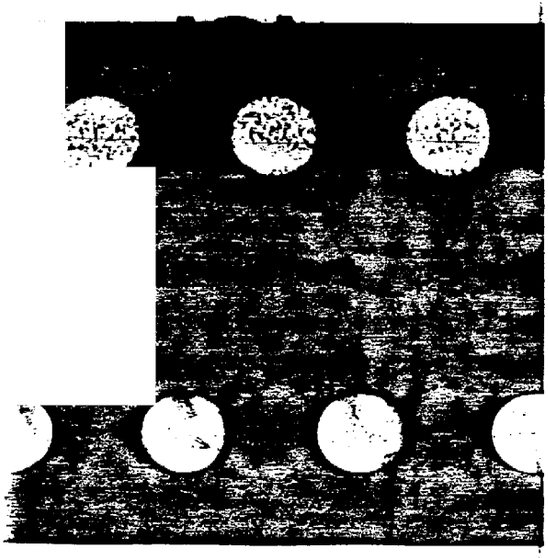
***AFFIANT***

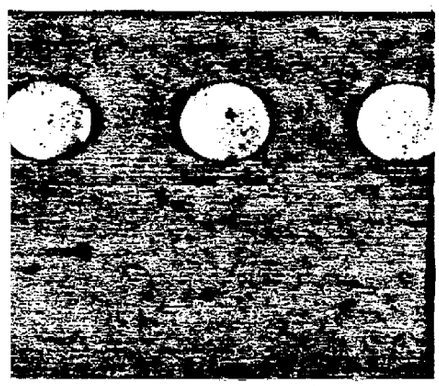
***SWORN*** to and ***SUBSCRIBED*** before me this 22nd day of September, 1995.

Monica D Edwards

**NOTARY PUBLIC**

My Commission Expires: 11/22/97





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

RECEIVED OF _____

FOR _____

BOOK 9804 PG 604

| | | |
|---|---|---|
| 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 17000.00
CON TX 62.90
PRFEE 1.00
WDEED 8.00
TOTAL 71.90
CHECK 71.90

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

09/25/95 01 09:14 0001 8496

0104437
IDENTIF. # REFERENCE

95 SEP 25 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 957313