BOOK 9896 PG 95

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Shetonya Hunter	Same	Map 092-020 Parcels209.00
1714 Simpkins Apt.B		208.00 and
Nashville, TN 37208		207.00, 211.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 35,600.00 .

Affiant

SWORN TO AND SUBSCRIBED before me this the 20th day of December 1995.

Notary Public

My Commission Expires: 1-25-97

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Mae L. May, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Shetonya Hunter, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1.

LAND in Davidson County, Tennessee being Lot Nos. 129, 130, 131 and the northerly 5 feet of Lot No. 132, on the Map of the Subdivision of the Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

BEING the same property as conveyed to Forrest May, Henry Horrell and Wilson Brazelton by deed from Johnson Blackman, Sr. and wife, Sally Mae Blackman of record in Book 3946, page 650, Register's Office for Davidson County, Tennessee, by deed from David Price of record in Book 3946, page 652, Register's Office for Davidson County, Tennessee and by deed from D. S. Porter and wife, Julia Porter of record in Book 3946, page 654, Register's Office for Davidson County, Tennessee. The said Forrest May has subsequently died testate leaving all of his right, title and interest in the property in question to Mae L. May by Will of record in Will Book 178, page 758, Probate Court for Davidson County, Tennessee. The said Wilson Brazelton has subsequently died testate leaving as his heirs at law and sole beneficiaries under his Will of record in Will Book 100, page 366, Probate Court for Davidson County, Tennessee, his wife, Maxine Brazelton

Davidson County, Tennessee, his wife, Maxine Brazelton and his daughter, Kerry Brazelton Coddington. Maxine Brazelton has since died testate leaving all of her property to her daughter, Kerry Brazelton Coddington, by Will of record in Will Book 141, page 54, Probate Court for Davidson County, Tennessee. Kerry Brazelton Coddington has quitclaimed all of her right, title and interest in the property to Mae L. May by Quitclaim Deed of record in Book 9850, page 922, Register's Office for Davidson County, Tennessee. Prior to his death, Wilson Brazelton conveyed a portion of the aforementioned property to Henry Horrell by deed of record in Book 4344, page 423, Register's Office for Davidson County, Tennessee. Henry Horrell has subsequently quitclaimed all of his right, title and interest in the property to Mae L. May by Quitclaim Deed of record in Book 7315, page 638 and Book 9850, page 924, Register's Office for Davidson County, Tennessee.

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TRACT 2.

BEING the northerly part of Lot No. 133, on the Map of Heffernan Place of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the westerly margin of an alley, said point being 140 feet from the northerly margin of Albion Street and also being the northeast corner of a tract of land conveyed to Ora Lee and Robert B. Thomas as of record in Book 1761, page 229, Register's Office for Davidson County, Tennessee; thence, with the rear line of said Lot No. 133 in a southerly direction 65.19 feet to a point on the easterly margin of an alley. Said point being the northwesterly corner of said Lot No. 133; thence, in a southeasterly direction with the westerly line of said Lot 64.32 feet to a point; thence, north 36° 12' 24" east 89.25 feet to the point of beginning.

BEING the same property conveyed to Forrest May by deed from Robert B. Thomas and Aron Thomas, of record in Book 4367, page 388, Register's Office for Davidson County, Tennessee. The said Forrest May has subsequently died testate leaving all of his right, title and interest in and to the property in question to Mae L. May by Will of record in Will Book 178, page 758, Probate Court for Davidson County, Tennessee.

INCLUDED in the aforementioned description of Tract No. 1, but expressly excluded for the purpose of this conveyance are the following parcels of land conveyed to the State of Tennessee by Decrees of the Circuit Court of Davidson County, Tennessee, of record in Book 4251, page 298, Book 4251, page 302, and Book 4253, page 160 Register's Office for Davidson County, Tennessee, being described as follows:

1. BEGINNING at a point in the easterly margin of 28th Avenue, said point being the common corner between the northerly 5 feet and the southerly 45 feet of Lot No. 131 on the Map of Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee; thence, with the line of severance between the northerly 5 feet and the southerly 45 feet of said Lot No. 131, north 82° 14' 33" east 7.34 feet to a point; thence, south 25° 44' 23" east 52.48 feet to a point in the line of severance between the northerly 5 feet and the southerly 40 feet of Lot No. 132 in the aforesaid subdivision; thence, with the line of severance between the northerly 5 feet and the southerly 40 feet of said Lot No. 132, south 82° 14' 33" west 21 feet to a point in

the easterly margin of 28th Avenue, said point being the common corner between the northerly 5 feet and the southerly 40 feet of said Lot No. 132; thence, with the easterly margin of 28th Avenue and the westerly boundary of said Lots 131 and 132, north 10° 39' 37" seconds west 50 feet to the point of beginning containing 708 square feet more or less.

2. BEGINNING at a point in the westerly margin of an alley, said point being the common corner between the northerly 5 feet and the southerly 40 feet of Lot No. 132 on the Map of Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee; thence, with the line of severance between the northerly 5 feet and the southerly 40 feet of said Lot No. 132, south 82° 14' 33" west 21 feet to a point; thence, north 36° 12' 24" east 28.74 feet to a point in the westerly margin of said alley; thence, with the westerly margin of said alley and the easterly boundary of Lots 131 and 132 in the aforesaid subdivision south 10° 39' 37" east 20.71 feet to the point of beginning and containing 217 square feet more or less.

3. BEGINNING at a point in the easterly margin of 28th Avenue, said point being the common corner between Lots 129 and 130 on the Map of Heffernan Place as of record in Book 161, page 138 Register's Office for Davidson County, Tennessee; thence, with the easterly margin of 28th Avenue and the westerly boundary of said Lot 129, north 10° 39' 37" west 50 feet to a point, said point being the common corner between Lots 128 and 129 in the aforesaid subdivision; thence, with the common line between said Lots 128 and 129 north 82° 14' 33" east 7.34 feet to a point; thence, south 10° 39' 37" east 50 feet to a point in the common line between said Lots 129 and 130; thence, with the common line between Lots 129 and 130, south 82° 14' 33" west 7.34 feet to the point of beginning containing 366 square feet more or less.

4. BEGINNING at a point in the easterly margin of 28th Avenue, said point being the common corner between Lots 129 and 130 on the Map of Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee; thence, with the common line between Lots 129 and 130 north 82° 14' 33" east 7.34 feet to a point; thence, south 10° 39' 37" east 55 feet to a point in the line of severance between the northerly 5 feet and the southerly 45 feet of Lot 131 in the aforesaid subdivision; thence with the line of severance between the northerly 5 feet and the southerly 45 feet of said Lot 131 south 82° 14' 33" west 7.34 feet to a point in the easterly margin of 28th Avenue, said point being the common corner between the northerly 5 feet and the southerly 45 feet of said Lot 131; thence, with the easterly margin of 28th Avenue and westerly boundary of said Lots 130 and 131 north 10° 39' 37" west 55 feet to the point of beginning containing 403 square feet more or less.

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This is improved property, known as 1002, 1004 and 1006 28th Avenue, North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever, and the said Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the years 1995 which will be prorated between the Grantor and Grantee herein.

AND the said Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of December 1995.

Mae L May
MAE L. MAY

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 MAE L. MAY, 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, on this the 22nd day of December 1995.

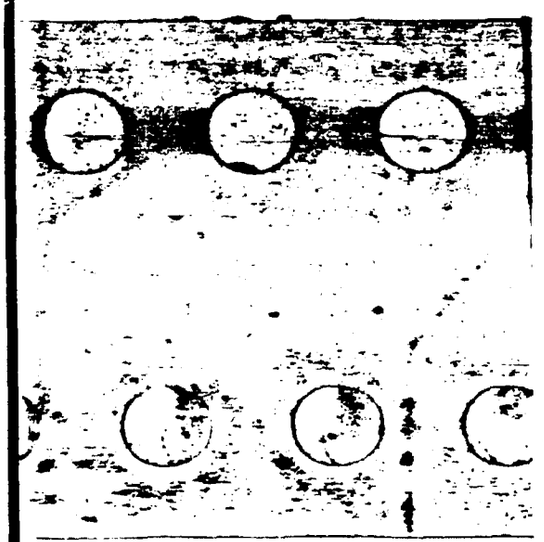
Notary Public

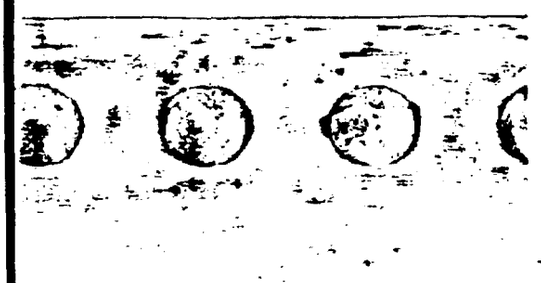
My Commission Expires: 11-22-97

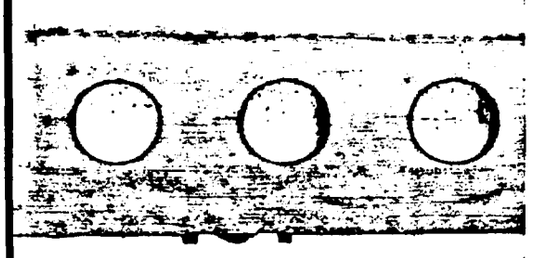
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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

DAMT	35600.00
CON TX	131.72
PRFEE	1.00
MDEED	16.00
TOTAL	148.72
CHECK	148.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0795

013,328
IDENTIFICATION REFERENCE

95 DEC 21 PM 1:31

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 989193