9923

BOOK 9923 PG 814

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Nancye H. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

NOTARY PUBLIC DEBRA WICKE COMMISSION EXPIRES JUNE 10, 1998

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RAYMOND J. THOMAS (NAME)	RAYMOND J. THOMAS (NAME)	MAP 83.5
4505 HARDING RD. #124 (ADDRESS)	SAME (ADDRESS)	PARCEL 317
NASHVILLE (CITY) TN (STATE) 37205 (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, ALAN LEWIS AND DOUGLAS K. HAMILTON, BOTH UNMARRIED MEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND J. THOMAS AND WIFE, NANCYE H. THOMAS

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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of F. O. Beasley's Subdivision of Block "C" in Douglas Place, East Nashville, of record in Book 2, page 66, of the Chancery Court at Nashville, Tennessee.

SAID Lot No. 44 fronts 50 feet on the south side of Calvin Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Alan Lewis, unmarried by deed from Roger W. Myers and Margaret M. Myers, husband and wife of record in Book 7539, page 873, Register's Office for Davidson County, Tennessee. The said Alan Lewis, a/k/a Alan R. Lewis conveyed an undivided 50% interest to Douglas K. Hamilton by QuitClaim Deed of record in Book 8631, page 254, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

Alan R. Lewis and Alan Lewis are one and the same person.

unimproved ( )
This is improved (X) property, known as 1208 CALVIN AVE, NASHVILLE, TENNESSEE 37206
(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 18th day of January 19 96

ALAN LEWIS
BY: Alan Lewis by Dana C Lewis
DANA C. LEWIS, ATTORNEY-IN-FACT

Douglas K. Hamilton
DOUGLAS K. HAMILTON

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 DOUGLAS K. HAMILTON

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 NASHVILLE, Tennessee, this 18th day of January 19 96.

Commission expires June 10, 1998

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this January 18, 1996, before me personally appeared DANA C. LEWIS, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of ALAN LEWIS, a/k/a ALAN R. LEWIS, and acknowledged that he/she executed the same as the free act and deed of said ALAN LEWIS, a/k/a ALAN R. LEWIS

Witness by hand and official seal at Nashville, Tennessee, this 18TH day of JANUARY, 1996.

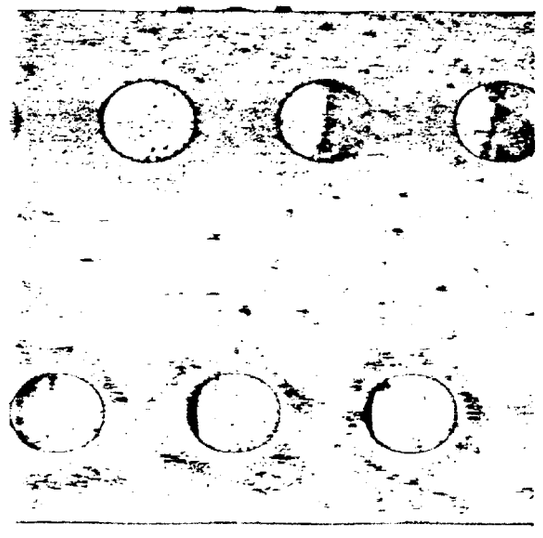
NOTARY PUBLIC DEBRA WICKE

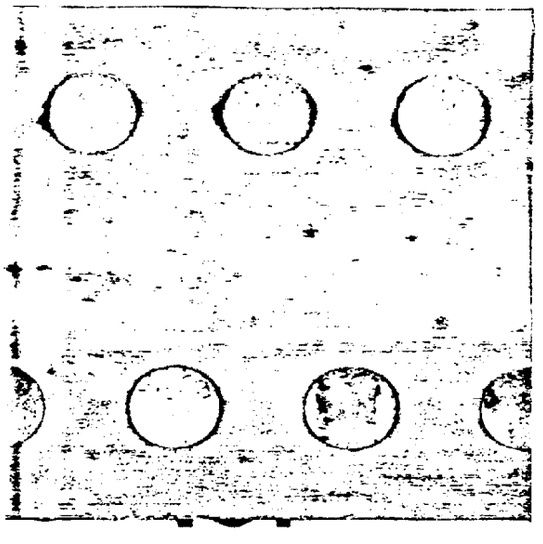
My Commission Expires 6/10/98

011,2853

96 JAN 22 AM 11:19

75.50





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

RECEIVED OF _____

FOR _____

BOOK 9923 PG 816

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 13000.00
CON TX 66.50
PRFEE 1.00
MTGEE 3.00
TOTAL 75.50
CHECK 75.50

12/22/98 01 11:19 0001 9924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011285

ICENTIFIED COPY

98 DEC 22 AM 11:19

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 998210