274

BOOK 9971 340

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Janette Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1996

Notary Public AT

MY COMMISSION EXPIRES: JULY 21, 1996
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janette Hill (NAME)	Century Mortgage Corporation (NAME)	81-11
1621 21ST Avenue North (ADDRESS)	Two International Dr., Ste. 507 (ADDRESS)	133
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	2W 34355

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, Lillian McAlpin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janette Hill married

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 Lots Nos. 45 and 46 on the Map of s. A. Champion's Subdivision of record in Book 161, page 132, Register's Office for said County.

Said lots adjoin and front together 88 feet on the westerly side of 21st Avenue North, and run back between lines, 154.8 feet on the northerly line along the margin of an alley and 154.6 feet, more or less, on the southerly line to another alley in the rear.

Being the same property conveyed to W. M. Brandon and wife, Alzia Brandon by deed from Katie Mai Malone Murphy and husband, Thomas Clinard Murphy of record in Book 1517, page 306, Register's Office for Davidson County, Tennessee. The said W. M. Brandon and wife, Alzia Brandon, both being deceased, Lillian McAlpin holds title as the only living heir at law.

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

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

96 MAR -7 AM 9:10

IDENTIF. & REFERENCE

0157583

unimproved ( )
This is improved (X) property, known as 1621 21ST Avenue North, Nashville, TN 37208
(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 my hand this 27th day of February 19 96

Lillian McAlpin by Jessie B. Clinard, Atty in fact
Lillian McAlpin, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9971 341

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian McAlpin, unmarried

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 Brentwood, Tennessee, this 27th day of February 19 96.

Commission expires July 27, 1996

_____
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 Williamson

On this, 27 day of Feb, 19 96, personally appeared before me Linda S. Hard Linda S. Hard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Lillian McAlpin and is authorized by them to execute this instrument on their behalf, as their free act and deed.

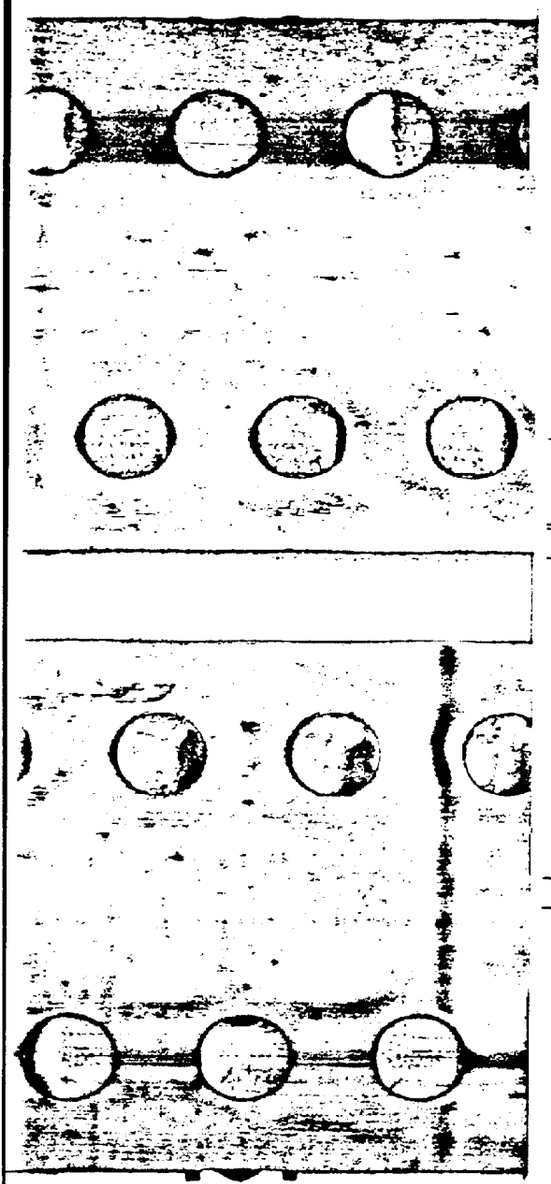
LINDA S. HARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand, at office, this 27 day of Feb

My commission expires My Commission Expires JULY 27, 1996

_____
Notary Public

5673 03/07 0101 03CHECK 142.20



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

RECEIVED OF _____

FOR _____

BOOK 9971 342

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 36000.00
CON TX 133.20
PRFEE 1.00
MDEED 8.00
TOTAL 142.20
CHECK 142.20

03/07/96 01 09:14 0001 5693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157583
IDENTIF. & REFERENCE

96 MAR -7 AM 9:10

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

No. 1013801