This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10022 PG 692

ADDRESS NEW OWNER:
Bryan A. Weaver and Karin Fielder Weaver
1500 Clairmont Place
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
Lillian Hunt
467 South Blakeford
Nashville, TN 37215

MAP AND PARCEL:
MAP 117-1
GROUP
PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Anna Lillian (Vann) Hunt,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Bryan A. Weaver and wife, Karin Fielder Weaver, 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. 17 of Block "B" on the Plan of Clairmont Subdivision, as of record in Book 974, page 8, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 17 fronts 100 feet on the northerly side of Clairmont Place and runs back 207.34 feet on the westerly line and 210 feet on the easterly line, to a dead line, measuring 100 feet thereon.
>
> Being the same property conveyed to C. B. Hunt and wife, Anna Lillian Hunt, by deed from Fitzgerald S. Parker and wife, Frances J. Parker, of record in Book 1780, page 175, Register's Office's Office for Davidson County, Tennessee. The said C. B. Hunt and Anna Lillian Hunt having since divorced, and property now being vested in Anna Lillian (Vann) Hunt pursuant to Divorce Decree in the Sixth Circuit Court, Docket No. 68831, a certified copy being of record in Book 4717, page 325, and Book 4806, page 865, Register's Office for Davidson County, Tennessee.

This is improved property known as 1500 Clairmont Place, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 833, page 127, and Book 1003, page 511, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. All matters shown on the Plan of record in Book 1101, page

363, in said Register's Office. BOOK 10022 PG 693

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bryan A. Weaver and wife, Karin Fielder Weaver, their heirs and assigns, forever; and I, Anna Lillian (Vann) Hunt,an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 17th day of April, 1996.

Anna Lillian (Vann) Hunt

Anna Lillian (Vann) Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

RECD & FEE JCL DOCUMENT $84.00

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anna Lillian (Vann) Hunt,an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of April, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

Bryan A Weaver

AFFIANT

Subscribed and sworn to before me
this 17th day of April, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

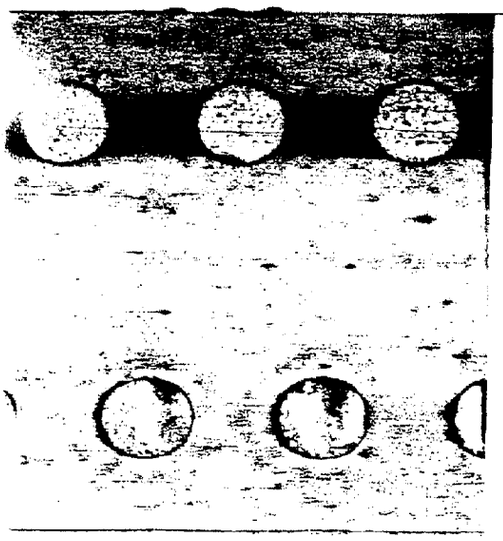
My Commission Expires: Nov 20, 1996

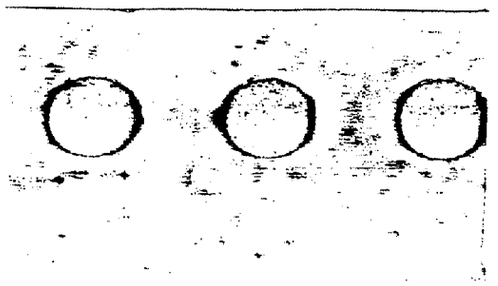
95 APR 22 AM 10:59

DAVIDSON COUNTY TN.

IDENTIF. & REFERENCE

0173664







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10022 PG 694

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	150000.00
CON TX	555.00
PRFEE	1.00
MTEE	8.00
TOTAL	564.00
CHECK	564.00

04/22/96 01 11:02 0001 2958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173664
IDENTIF. ↑ REFERENCE

96 APR 22 AM 10:59

REGISTER
DAVIDSON COUNTY, TN.

No. 1030890