BOOK 10033 PG 23

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Jeffrey L. Hale
134 Timber Hills Drive
Hendersonville, TN 37075

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 81-15
PARCEL 424
2W-23925

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert P. Ziegler, Executor, of the Estate of Yolande J. Cheatham Estate, Probate Court, #69455, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffrey L. Hale, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the westerly 40 feet of the easterly 50 feet of Lot No. 6 on the Plan of Hardings Addition of record in Book 21, Page 81, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said lot fronts 40 feet on the southerly side of Heiman Street, and runs back between parallel lines, 152 feet to an alley.

Being the same property conveyed to Marshall Ney Cheatham and wife, Yolande J. Cheatham, by deed from Olist T. Roberts and husband Clifford U. Roberts of record in Book 4077, Page 759, Register's Office for Davidson County, Tennessee. The said Marshall Ney Cheatham having predeceased Yolande J. Cheatham, who has since died.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1725 Heiman Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey L. Hale, his heirs and assigns, forever; and I, Robert P. Ziegler, Executor, of the Estate of Yolande J. Cheatham do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 26th day of April, 1996.

Yolande J. Cheatham Estate BOOK 10033 PG 24

Robert P. Ziegler, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert P. Ziegler, 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, and who further acknowledged that he is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 26th day of April , 1996.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE

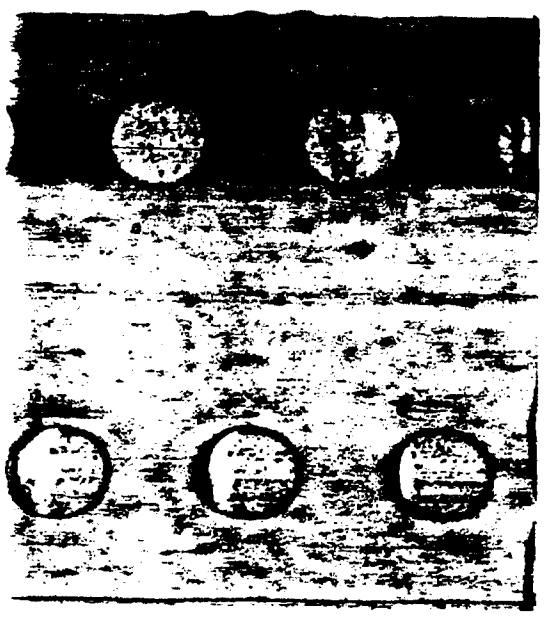
0176788

IDENTIF. & REFERENCE

96 MAY -1 AM 9:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5226 05/01 0101 03CHECK 157.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

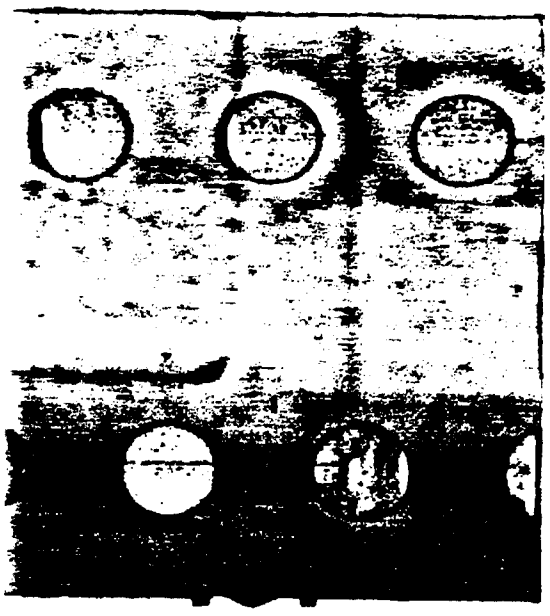
RECEIVED OF _____

FOR _____

BOOK 10033 PG 25

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

05/01/96 01 09:16 0001 6226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176788
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 9:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034264