BOOK 10051 PG 462

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Hamilton (NAME)	Charles Hamilton (NAME)	081-11-0-105.00
1740 21st Ave. North (ADDRESS)	2615 Deck Avenue (ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (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, Clarence Summey, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Hamilton

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 the northerly part of the westerly part of lot No. 264, on the map of the subdivision of lot No. 5 of the Bosley Lands allotted to J. M. Harding, as of record in Book 38, Page 431, Register's Office for dsaid County, also being a part of lot No. 7 on the plat of Cato's Subdivision of part of lots Nos. 260 to 264 in J. M. Harding's Addition, as of record in Book 547, Page 17, said Register's Office, described as follows:

Beginning on the easterly margin of 21st Avenue North at the corner of lots Nos. 264 and 265: thence with the line between said two lots, eastwardly 118 feet to the westerly margin of an alley; thence with said alley southwardly 42.5 feet to the nrotheast corner of the property conveyed to Hillard I. Walker and wife, by deed from Hollis Feigenbaum et al., of record in Book 1341, Page 631, said Register's Office; thence with Walker's northerly line westwardly 118.5 feet to the easterly margin of 21st Avenue North, thence with said Avenue northwardly 38.3 feet to the beginning.

Being the same property conveyed to Clarence Summey, Jr. by deed from Owen Hampton et ux Willie Ann Hampton of record in Book 9872, page 221, Register's Office for Davidson County, Tennessee.

County taxes for the year 1996 are a lien but not yet due and payable. Said

CONTINUED

unimproved ( )
This is improved (X) property, known as 1740 21st Ave. North, Nashville, Tennessee 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 13th day of May, 19 96

Clarence Summey, Jr.

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 Clarence Summey, Jr.

the bargainor 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. Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 1996.

Commission expires May 23, 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

2177 05/16 0101 03CHECK 149.60

LEGAL DESCRIPTION CONTINUATION

taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

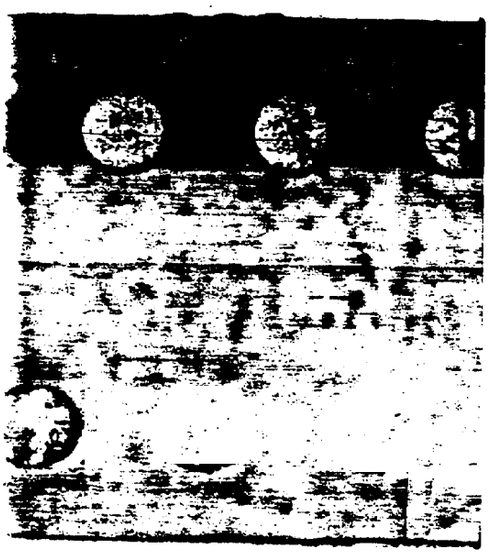
The Plat of record in Book 38, Page 431 and in Book 547, Page 17, said Register's Office.

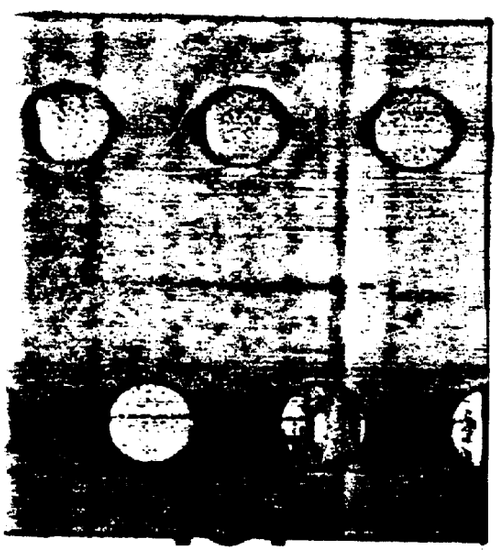
Restrictions and Easements of Record.

0182239
IDENTIF. & REFERENCE

96 MAY 16 AM 11:14

REGISTER'S OFFICE
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 10051 PG 464

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 38000.00
				CON TX 140.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 149.60
				CHECK 149.60
05/16/96	01			11:19 0001 2177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182239
IDENTIF. # REFERENCE

96 MAY 16 AM 11:14

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

No. 1040141