0185895

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT REFERENCE

This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

Mail

96 MAY 28 PM 3:39

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
FRANK E. HARTSELL and LINDA R. HARTSELL
203 32nd Street
Old Hickory, Tennessee 37138

SEND TAX BILL:
To New Owner

MORTGAGEE:
J. B. Gammon
3050 Lakeshore Drive
Old Hickory, TN 38138

MAP AND PARCEL:
MAP 53-12
PARCEL 149

WARRANTY DEED

BOOK 10063 PG 234

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, we, J. B. GAMMON and wife, EVA RUTH GAMMON, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto FRANK E. HARTSELL and wife, LINDA R. HARTSELL, 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. 8 and the Southwesterly 37 feet of Lot No. 9 of Block 7 on the map of Dabbs & Elliott's Subdivision, Old Hickory, Tennessee, as of record in Plat Book 547, Page 97, Register's Office for said County.

Said Lot No. 8 and part of Lot No. 9 front together 87 feet on the Northwesterly side of 32nd Street and run back between parallel line 144 feet to an alley.

Being the same property conveyed to J. B. Gammon and wife, Eva Ruth Gammon by deed from Bernie L. Nixon of record in Book 3790, Page 143, said Register's Office.

This is improved property known as 203 32nd Street, Old Hickory, TN 37138.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been prorated and assumed by the Grantees.

2. Any recorded easements and restrictions affecting the premises.

3. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of record in Plat Book 547, Page 97, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said FRANK E. HARTSELL and wife, LINDA R. HARTSELL, their heirs and assigns, forever; and we, J. B. GAMMON and wife, EVA RUTH GAMMON, do further covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of May, 1996.

BOOK 10063 PG 235

J. B. GAMMON

EVA RUTH GAMMON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, J. B. GAMMON and wife, EVA RUTH GAMMON, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 24th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $72,000.00.

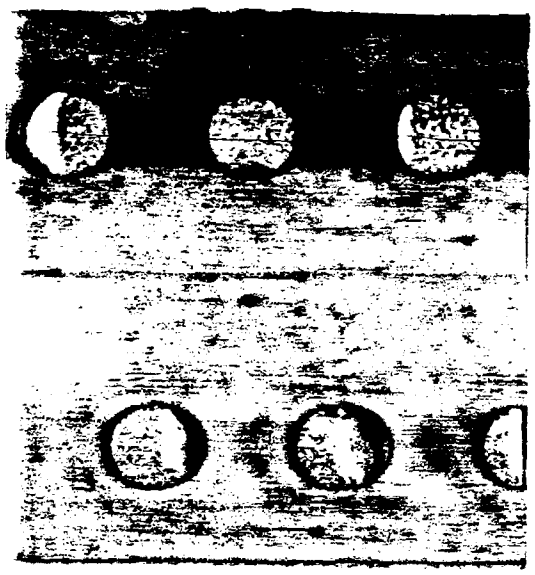
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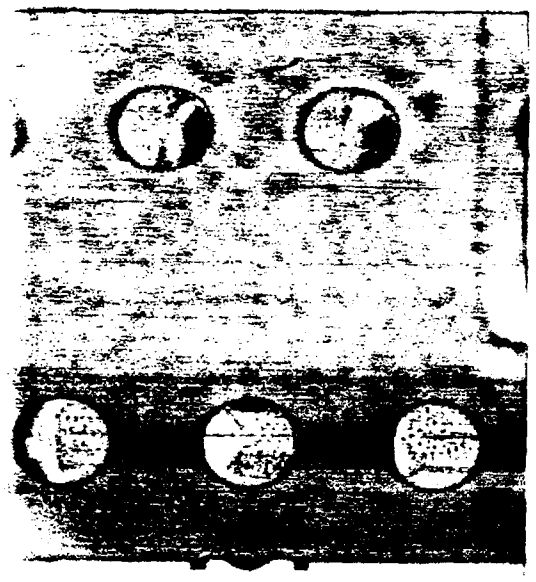
Subscribed and sworn to before me on this 24th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

6095 05/28 0101 03CHECK 275.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10063 PG 236

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 72000.00
				CON TX 266.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 275.40
				CHECK 275.40

05/28/96 01 15:43 0001 6096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185895
IDENTIF. # REFERENCE

96 MAY 28 PM 3:3[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1044013