BOOK 10066 PG 247

0186845
IDENTIFICATION REFERENCE

96 MAY 30 AM 11:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5415A

MAP/GROUP/PARCEL
091-12-0-243.00

NEW OWNER'S NAME AND ADDRESS:
Radford Garrott
148 Allen Dr
Hendersonville, TN
37075

PROPERTY ADDRESS:
605 40TH AVENUE NORTH
NASHVILLE, TN 37209

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Sandra J. Hubbell, a single woman, hereinafter called Grantor, do hereby transfer and convey unto Radford Garrott, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

SEE EXHIBIT A ATTACHED TO AND MADE A PART OF FOR COMPLETE LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

7106 05/30 0101 03CHECK 253.50

Sandra J. Hubbell
SANDRA J. HUBBELL

BOOK 10066 PG 248

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, being part of Lot No. 7 on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for said county, also called Lot No. 3 in the Subdivision of the land of Mrs. Mary Harwell, plan not of record, and described according ot a survey of R.L. Montoya-Land Surveying dated April 17, 1978 as follows: Beginning at an iron pipe in the westerly margin of 40th Avenue, North, at a point 100 feet more or less Northerly from the Northwest corner of said avenue, and Delaware Avenue, being the Northeast corner of Lester W. Mumphry, Jr.'s property as of record in Book 4868, Page 22, Register's Office for said County, and the Southeast corner of the described lot; thence along the South line of this lot South 88 degrees 51' 56" West 200.00 feet to an iron pin located in the East margin of Alley No. 1189; thence with said East margin North 5 degrees 11' 29" East 48.96 feet to an iron fence corner; said corner being the Southwest corner of Arthur Kimbroth's property as of record in Book 747, Page 231, Register's Office for said county; thence with the North line of this lot North 89 degrees 07'50" East 200.00 feet to a point in the West margin of 40th Avenue, North; thence with said margin South 5 degrees 11'29" West 48.03 feet to the point of beginning, containing 9646 square feet (0.22 acres) more or less.

Being the same property conveyed to Sandra J. Hubbell, a single woman by Quitclaim Deed of record in Book 10066, Page 244, Register's Office for Sumner County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Sandra J. Hubbell, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of May, 1996.

NOTARY PUBLIC Com Exp 2/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $65000.00.

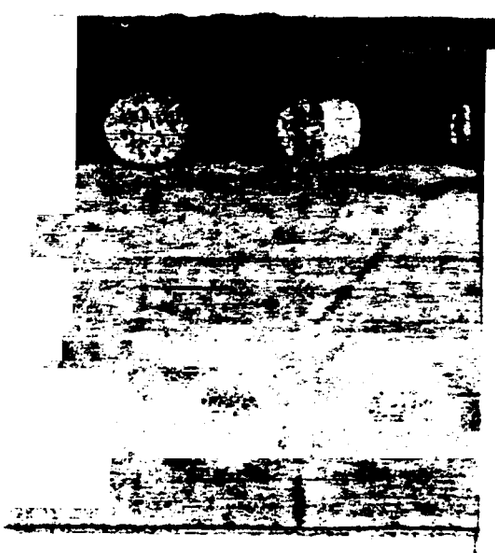
AFFIANT

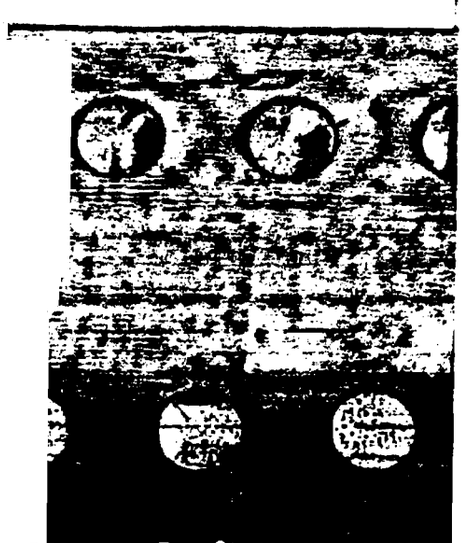
Sworn to and subscribed before me, this the 24th day of May, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON MATHIS NOTARY PUBLIC AT LARGE EXP. 2-3-98 SUMNER COUNTY, TENNESSEE





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

RECEIVED OF BOOK 10066 PG 250

FOR

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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	12.00
TOTAL	253.50
CHECK	253.50

05/30/96 01 11:33 0001 7106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186845
IDENTIF. ↑ REFERENCE

96 MAY 30 AM 11:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045010