20

WARRANTY DEED

BOOK 10069 PG 33

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS P. DAVIS	Same	92-13-10
3811, 3813, (NAME) & 3815 CHARLOTTE AVENUE	(NAME)	92-13-9
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		92-13-8
(CITY) (STATE) (ZIP)	(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, JOHN P. HINSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS P. DAVIS

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

0187536
IDENTIF. & REFERENCE

96 MAY 31 PM 3:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7859 05/31 0101 03CHECK 901.00

unimproved ( )
This is improved (X) property, known as 3811, 3813, & 3815 CHARLOTTE AVE, NASHVILLE, TN 37209
(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 30th day of May 19 96

JOHN P. HINSON

BOOK 10069 PG 34

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 JOHN P. HINSON, UNMARRIED

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 30th day of May 19 96

Commission expires July 26, 1997

I. DYKE TATUM
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

EXHIBIT "A"

TRACT I:

LAND in DAVIDSON County, Tennessee, being Lot No. 6, of Block No. 4, on the Plan of CHARLOTTE PARK COMPANY'S 2ND ADDITION, of record in Book 57, pages 160 and 161, Register's Office for said County.

SAID Lot No. 6 fronts 50 feet on the southerly margin of Charlotte Avenue and extends back between parallel lines, 150 feet to an alley.

IMPROVED PROPERTY KNOWN AS: 3811 CHARLOTTE AVENUE, NASHVILLE, TN 37209

TRACT II:

LAND in DAVIDSON County, Tennessee, being Lot No. 7, of Block No. 4, on the Plan of CHARLOTTE PARK COMPANY'S 2ND ADDITION, of record in Book 57, pages 160 and 161, Register's Office for said County.

SAID Lot No. 7 fronts 50 feet on the southerly margin of Charlotte Avenue and extends back between parallel lines, 150 feet to an alley.

IMPROVED PROPERTY KNOWN AS: 3813 CHARLOTTE AVENUE, NASHVILLE, TN 37209

TRACT III:

LAND in DAVIDSON County, Tennessee, being Lot No. 8, of Block No. 4, on the Plan of CHARLOTTE PARK COMPANY'S 2ND ADDITION, of record in Book 57, pages 160 and 161, Register's Office for said County.

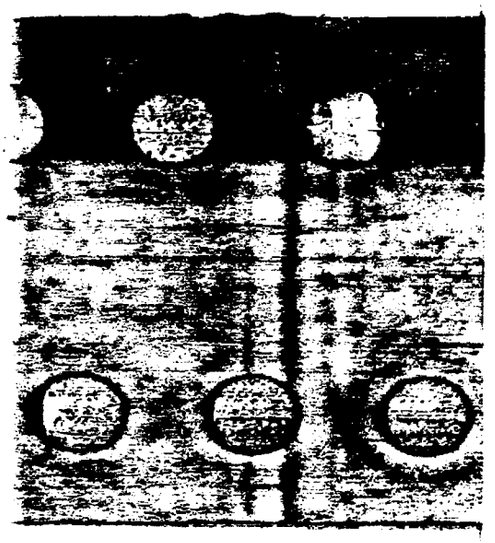
SAID Lot No. 8 fronts 50 feet on the southerly margin of Charlotte Avenue and extends back between parallel lines, the westerly line of said Lot No. 8 extending back with the easterly margin of Thirty-Ninth Avenue North, 150 feet to an alley.

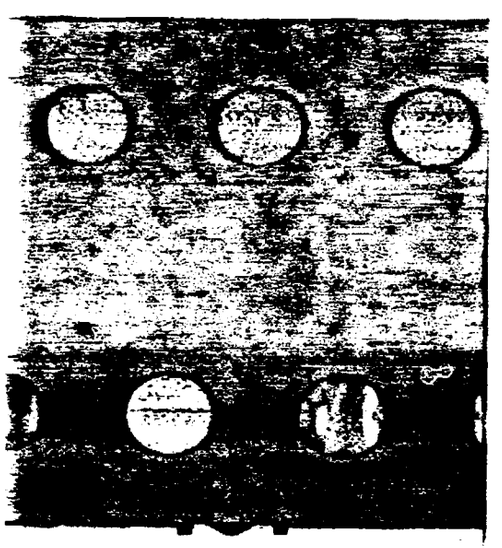
IMPROVED PROPERTY KNOWN AS: 3815 CHARLOTTE AVENUE, NASHVILLE, TN 37209

BEING the same property conveyed to JOHN HINSON and wife, TRUDY E. HINSON, by deed from Guardian Electric Corporation, of record in Book 6564, page 712, Register's Office for DAVIDSON County, Tennessee. SAID property was then conveyed to JOHN P. HINSON, by Quitclaim Deed from TRUDY E. HINSON, of record in Book 8568, page 542, Register's Office DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated May 29, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203





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

RECEIVED OF _____

FOR _____

BOOK 10069 PG 36

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	
				240000.00
			CON TX	888.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	901.00
			CHECK	901.00

05/31/96 01 15:27 0001 7859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187536
IDENTIF. ↑ REFERENCE

96 MAY 31 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045753