STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Janet M. Hosale
Affiant

My Commission Expires: 4/15/2010

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MAY, 1996.

Deanie M. Cooley
Notary Public

(AFFIX SEAL)

MAIL ENV.

WARRANTY DEED

mail **THIS INSTRUMENT PREPARED BY:**
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Janet Hosale 618 Waco Drive Nashville, Tenn. 37209	SAME AS NEW OWNER	92-07-151

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **DR. EUGENE HUNTER, SR. and wife, MINNIE P. HUNTER**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **JANET HOSALE**, (the "Grantee"), her successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

96 JUN -3 AM 9:45
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE
0187770
IDENTIFICATION REFERENCE

8109 06/03 0101 03CHECK 212.50

Land in Davidson County, Tennessee, being the west 15 feet of Lot No. 706, all of Lot No. 708, and the east 1 foot of Lot No. 710 of Block No. 111, Plan No. 1 of West Nashville, which plat is of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 708, part of Lot No. 706 and the 1 foot of Lot No. 710 adjoin and front together 41 feet on the north side of Tennessee Avenue and extends back between parallel lines 150 feet to an alley 25 feet wide.

Being the same property conveyed to Dr. Eugene Hunter, Sr. and wife, Minnie P. Hunter, by deed from D. Lewis White, etux, of record in Book 6165, page 346, Register's Office, Davidson County, Tennessee.

This instrument is executed on behalf of Dr. Eugene Hunter, Sr. and Minnie P. Hunter by their lawful Attorney-in-Fact, Gregory Lee Hunter pursuant to the power and authority vested in him by instrument filed for record simultaneously herewith.

This is improved/unimproved property known as 4803 Tennessee Avenue, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, her successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10069 PG 601

WITNESS our hand(s) this the 31st day of May, 1996.

Dr. Eugene Hunter Sr.
DR. EUGENE HUNTER, SR.
By: Gregory Lee Hunter,
Attorney-in-Fact

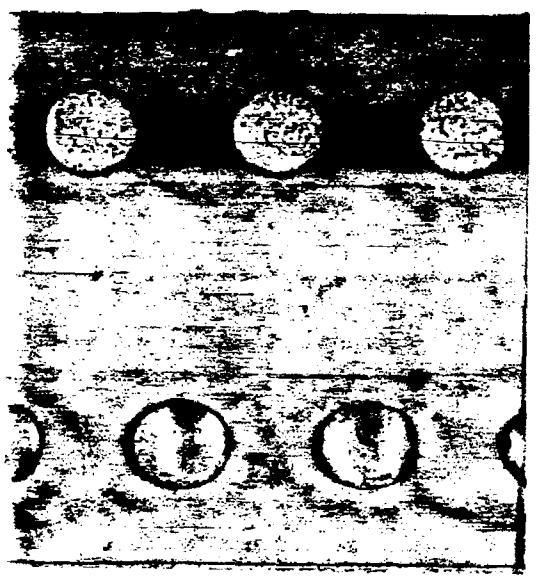
Minnie P. Hunter
MINNIE P. HUNTER
By: Gregory Lee Hunter,
Attorney-in-Fact

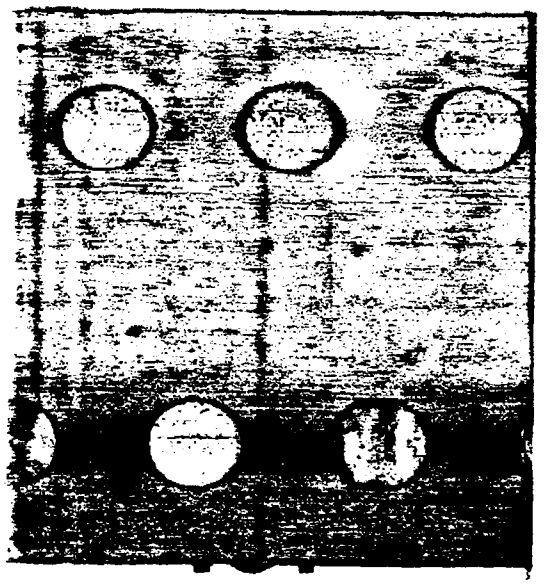
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of May, 1996, before me personally appeared GREGORY LEE HUNTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of DR. EUGENE HUNTER, SR. and MINNIE P. HUNTER and who acknowledged that he executed the same as the free act and deed of the said Dr. Eugene Hunter, Sr. and Minnie P. Hunter.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/2000





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

RECEIVED OF _____

FOR _____

BOOK 10069 PG 602

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

06/03/96 01 09:50 0001 8108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187770
IDENTIF. ↑ REFERENCE

96 JUN -3 AM 9:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045999