BOOK 10074 PG 85

5AB

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 96
Notary Public
MY COMMISSION EXPIRES: 11-25-98
(AFFIX SEAL)

N0396-233L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony L. Tinin (NAME)	NationsBank Mortgage (NAME)	MAP 105.11
655 Wedgewood Avenue (ADDRESS)	2059 Northlake Pkwy (ADDRESS)	PARCEL 232
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Philip Kreger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony L. Tinin

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 part of the south part of Lot. No. 12 on the Plan of the Estate of Joseph Horton, deceased, of record in Book 1, page 44, of Chancery Court at Nashville, described as follows;

Beginning at a point in the southerly margin of Wedgewood Avenue, the northwest corner of the Hahn property, being approximately 21-1/2 feet West of the common line between Lots Nos. 12 and 13; thence with said Avenue Westerly 75 feet to a point; thence southerly 169 feet to a point, the southwest corner of the Hahn property; thence with the line of the same, northerly 167 feet, more or less, to the point of the beginning.

Being the same property conveyed to Philip Kreger, unmarried by deed from Harlin Potts and wife, Fannie Potts of record in Deed Book 5374 Page 802, Register's Office for said County

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 655 Wedgewood Avenue, Nashville, TN 37203
(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 24th day of May 19 96

Philip Kreger

BOOK 10034 PG 86

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 Philip Kreger

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 24th day of May 19 96

Commission expires 11-28-98

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

0188894
IDENTIF. # REFERENCE

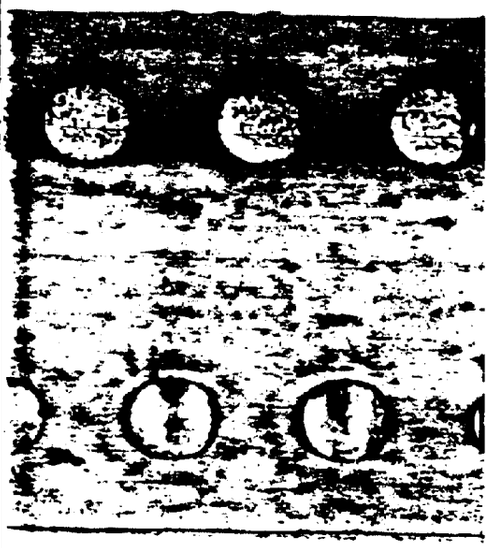
96 JUN -4 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

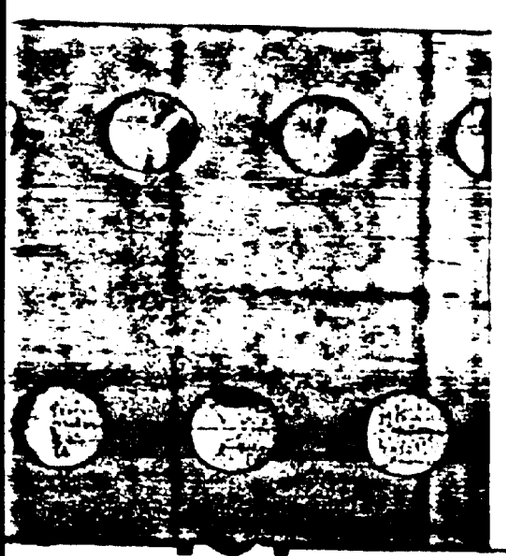
7294 06/04 0:01 03CHECK

Page 2 of 2

105.00

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





RECEIVED OF _____

FOR _____

BOOK 10074 PG 87

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 80000.00
CON TX 296.00
PRFEE 1.00
MTEED 8.00
TOTAL 305.00
CHECK 305.00

06/04/96 01 16:02 0001 9294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188894
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 4:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047169