BOOK 10134 PG 400

0258

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV_____

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 735,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 1996.

Paula A. Harris
NOTARY PUBLIC

My Commission expires: My Commission Expires Nov. 22, 1997

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Thomas S. Bannen and wife (NAME)	owners at same address (NAME)	117-6-80
3425 Hampton Avenue (ADDRESS)	(ADDRESS)	7DA-24325
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 735,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

William J. Tallent and wife, Evelyn C. Tallent

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Thomas S. Bannen and wife, Susan F. Bannen

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being the westerly part of Lot No. 27 on the plat of Hillsboro Heights, not of record, and described according to a copy of a survey thereof made in May, 1910, by W. B. Southgate, Civil Engineer, as follows

BEGINNING at a point on the southerly margin of Hampton Avenue, 1390 feet west of the center line of 23rd Avenue South; thence, with the southerly margin of Hampton Avenue, westwardly 110 feet to the line between Lots Nos. 27 and 28; thence, with said line [between said lots], southwardly 345.7 feet to the common corner of Lots Nos. 27, 28, 30 and 31; thence, with the line between Lots Nos. 27 and 31, eastwardly 110 feet; thence, northwardly and parallel with the dividing line between Lots Nos. 27 and 28, 345.2 feet, more or less, to the [point of] beginning.

BEING ALL THE SAME property conveyed to William J. Tallent and wife Evelyn C. Tallent by deed from Marion Thurman and wife dated May 6, 1986, as of record at Book 6855, page 617, said Register's Office.

This conveyance is subject to: (1) 1996 property taxes, which are to be prorated date of settlement and the grantee assumes in full for the tax year 1996 and thereafter; and (2) an "AGREEMENT" for the issuance of an Electrical Permit with the Metropolitan Government of Nashville as of record at Book 6271, page 216 said Register's Office.

0207892
IDENTIF. ↑ REFERENCE

JUL 26 PM 4:16
WILSON LI REGISTER
IDSON COUNTY, TN.

~~unimproved~~ (==)
This is improved (X) property, known as 3425 Hampton Avenue, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 24th day of July, 19 96.

William J. Tallent

Evelyn C. Tallent

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William J. Tallent and wife, Evelyn C. Tallent, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of July, 1996.

My Commission expires:
11-27-99

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MARGUERITE GASTON JARRELL

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

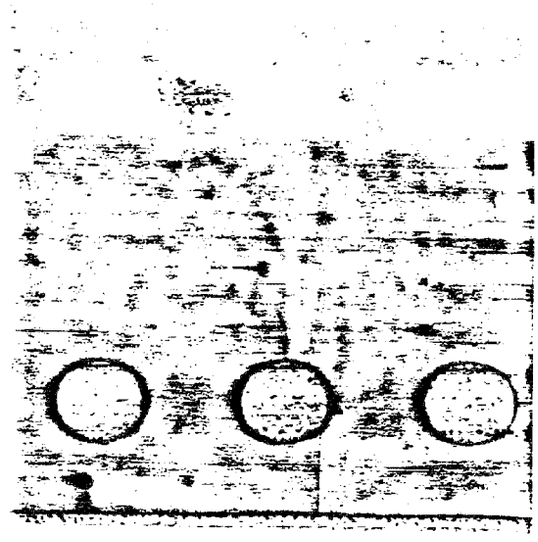
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

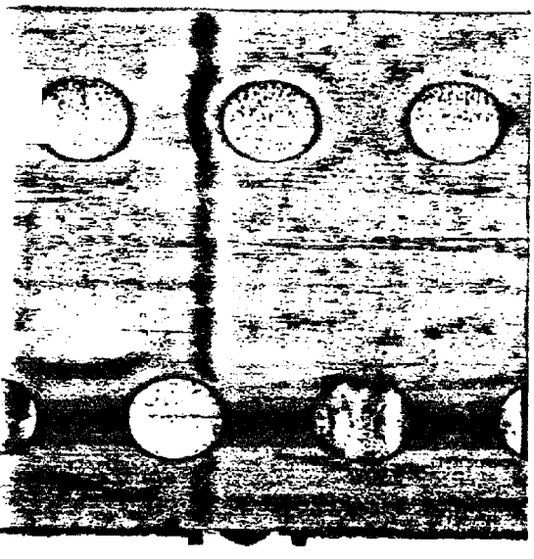
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

Notary Public

96126 0101 03 CHECK





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

RECEIVED OF _____

FOR _____

BOOK 10134 PG 402

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 735000.00
				CON TX 2719.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 2728.50
				CHECK 2728.50
07/26/96	01			16:22 0001 9891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0207892

96 JUL 26 PM 4:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067498