0211017

IDENTIF. # REFERENCE

B of 36

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

96 AUG -5 PM 1:19 3240 08/05 0101 03CHECK 359.25

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10145 PG 796

Name and Address of New Owner: **Joan W. Harris** **1510 Eastland Avenue** **Nashville, Tennessee 37206**
Send Tax Bills To: **Union Planters Bank of Middle Tennessee, N.A.** **P.O. Box 3137** **Memphis, Tennessee 38137-0137**
Street Address of Subject Property: **Map-Parcel No:** **1510 Eastland Avenue** **Map 83-6** **Nashville, Tennessee 37206** **Parcel 306.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JUNE C. LOFTON AND PATSY J. HUMPHREY,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOAN W. HARRIS,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

James Lofton, husband of June C. Lofton and Robert Humphrey, husband of Patsy J. Humphrey, join in the execution of this instrument to convey any and all martial interest they may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 421, page 176, Register's Office for Davidson County, Tennessee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and

GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 31 day of July, 1996.

June C. Lofton
JUNE C. LOFTON

James T. Lofton
JAMES LOFTIN

Patsy J. Humphrey
PATSY J. HUMPHREY

Robert Humphrey
ROBERT HUMPHREY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 31st day of July, 1996, before me personally appeared June C. Lofton and husband, James Lofton, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 1-25-97

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
January 25, 1997
State of Tennessee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 31st day of July, 1996, before me personally appeared Patsy J. Humphrey, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 1-25-97

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Richard W. Sebastian My Commission Expires January 25, 1997 State of Tennessee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 31st day of July, 1996, before me personally appeared Robert Humphrey, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 11-26-96

CHAMP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $92,500.00.

Joan W. Harris
Affiant

Subscribed and sworn to before me, this the 31st day of July, 1996.

NOTARY PUBLIC

My commission expires: 1-25-97

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

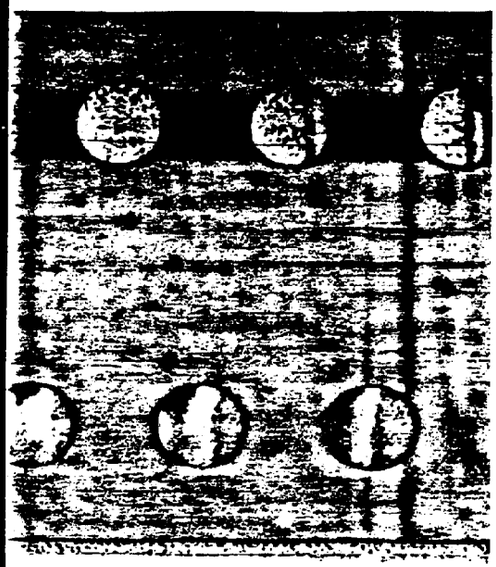
NOTARY PUBLIC AT LARGE Richard W. Sebastian My Commission Expires January 25, 1997 State of Tennessee

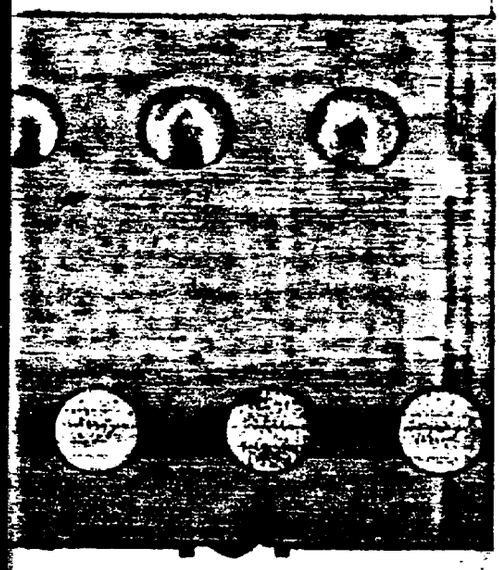
EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Map showing Olivia W. Sharpe's Second Addition to Nashville, of record in Book 421, page 176, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the southerly margin of Eastland Avenue at the northwest corner of the property conveyed to J. T. McClellan, Jr., et al, Trustees, by deed from Constance Cummingham, of record in Book 1537, page 521, said Register's Office; thence with their westerly line, southwardly 204.8 feet, more or less, to the northerly margin of an alley; thence with said alley westwardly 75.3 feet, more or less, to the southeast corner of the property conveyed to James O. Nash and wife, by deed from Carl Cunningham and wife, of record in Book 1494, page 313, said Register's Office; thence with Nash's easterly line, northwardly 202.5 feet, more or less, to the southerly margin of Eastland Avenue; thence with said Avenue, eastwardly 75 feet, more or less, to the beginning.

Being the same property conveyed to June C. Lofton and Patsy J. Humphrey, by Deed from Beatrice Dale (unmarried), of record in Book 9787, page 883, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 800

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 92500.00
				CON TX 342.25
				PRFEE 1.00
				WDEED 16.00
				TOTAL 359.25
				CHECK 359.25
			08/05/96 01	13:26 0001 3240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02110117
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1070811