BOOK 10179 PG 579

WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$36,000.00**

James Edward Luna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF AUGUST, 1996.

Robert B. Young
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 24, 1998

ROBERT B. YOUNG NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
James R. Hunter	Same	Map 91-12
4304 Georgia Ave.	P.O. Box 90025	Parcel 99
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMES EDWARD LUNA**, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. HUNTER**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lots No. 207 and 209 of Block 30 in Plan No. 1, West Nashville, of record in Book 57, Page 75, said Register's Office.

SAID Lots 207 and 209 adjoin and front together 50 feet on the north side of Georgia Ave. and extend back northerly between parallel lines to a 25 foot alley, measuring 50 feet thereon.

BEING the same property conveyed to James Edward Luna by deed from Pearl Luna, unmarried, of record in Book 6729, Page 120, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

4304 Georgia Avenue, Nashville, TN 37209
(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 GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 29 day of August, 1996.

James Edward Luna
JAMES EDWARD LUNA - SELLER

BOOK 10179 PG 580

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 **James Edward Luna**, 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 29th day of August, 1996.

NOTARY PUBLIC

My commission expires: September 26, 1998

ROBERT B. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0221590

IDENTIFICATION REFERENCE

PICK-UP

96 SEP -5 AM 10: 11

FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

4540 09/05 0101 03CHECK 142.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 581

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 36000.00
				CON TX 133.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 142.20
				CHECK 142.20
09/05/96	01			10:13 0001 4540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221590
IDENTIF. & REFERENCE

96 SEP -5 AM 10: 11
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No.1027041