Box 17

# WARRANTY DEED

BOOK 10213 PG 697

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Charles Stuart Ambrose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 19 96

Laurie A. Beasley
NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Stuart Ambrose | same | MAP 83-5 |
| (NAME) | (NAME) | |
| 1302 Stratton Avenue | | PARCEL 297 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | 23W9705 |
| (CITY) (STATE) (ZIP) | (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, John W. Lane and wife, Diane M. Lane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Stuart Ambrose

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 Lot No. 28 on the Map of F. O. Beasley's Plan of Lots of record in Book 57, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Lane and wife, Diane M. Lane by deed from Michael K. Hester of record in Book 9496, page 625, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 1302 Stratton Avenue, Nashville, TN 37206
(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 our hand s this 30th day of September, 19 96

John W. Lane

Diane M. Lane

BOOK 10213 PG 698

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 John W. Lane and wife, Diane M. Lane

the bargainor s with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 30th day of September 19 96.

Commission expires 11/22/97

Laura A. Beasley
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

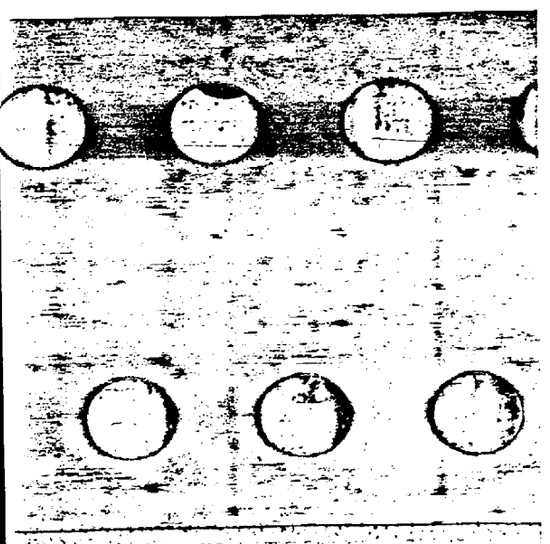


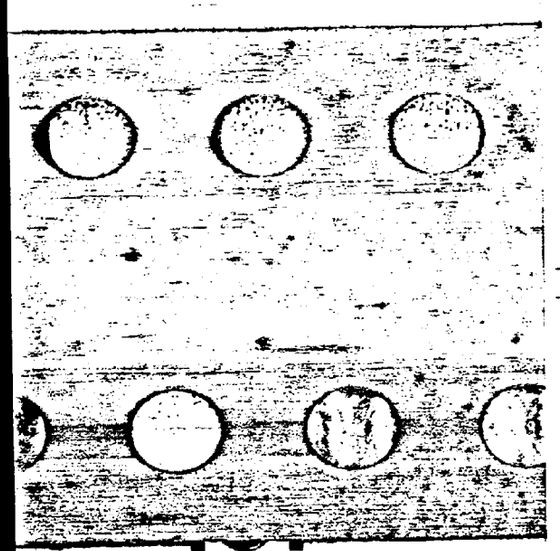
0233193
IDENTIF. & REFERENCE

96 OCT -4 PM 3:08

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

5705 10/04 0401 CHECK 637.63





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

RECEIVED OF _____

FOR _____

BOOK 10213 PG 099

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAM1 |
| | | | | 169900.00 |
| | | | CON TX | 628.63 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 637.63 |
| | | | CHECK | 637.63 |
| | | 10/04/96 | 01 | 15:12 0001 6906 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233193
IDENTIF. & REFERENCE

96 OCT -4 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1073979

No. [redacted]