This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10219 PG 281

ADDRESS NEW OWNER:
Charles R. Tygard, Judy B. Tygard
and Mary Susan Freeman Trust
2606 C, Eugenia Avenue
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-08
PARCEL 201
6DA-24580

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Shirley S. Hames, unmarried, as to a 55% undivided interest, and Jim B. Smith, married, as to a 45% undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles R. Tygard and wife, Judy B. Tygard as to a one-half undivided interest and Mary Susan Freeman Trust, as to a one-half undivided interest, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lots Nos.201, 202, 203 and 204 on the Revised and corrected Plan of Thompson and Rings Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, and that portion of the alley as conveyed by Metro Ordinance No. 095-1543, Register's Office for Davidson County, Tennessee, to which plan and ordinance reference is made for a more complete description.
>
> Being the same property conveyed to Shirley S. Hames as to a 55% ownership and Jim B. Smith as to a 45% ownership, by deeds of record in Book 7011, Page 91; Book 7530, Page 376; and Book 10046, Page 248, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to easements retained by Metropolitan Government in that alley closure, Metro Ordinance No. 095-1543.

Taxes for 1995 have been pro-rated and paid.

Dorothy P. Smith joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 2607 Winford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles R. Tygard and wife, Judy B. Tygard, as to a one-half undivided interest and Mary Susan Freeman Trust, as to a one-half undivided interest, their heirs, successors and assigns, forever; and we, Shirley S. Hames and Jim B. Smith, married 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd day of October, 1996.

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Shirley S. Hames

Shirley S. Hames

Jim B. Smith

Jim B. Smith

Dorothy P. Smith

Dorothy P. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shirley S. Hames, Jim B. Smith and Dorothy P. Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 325,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

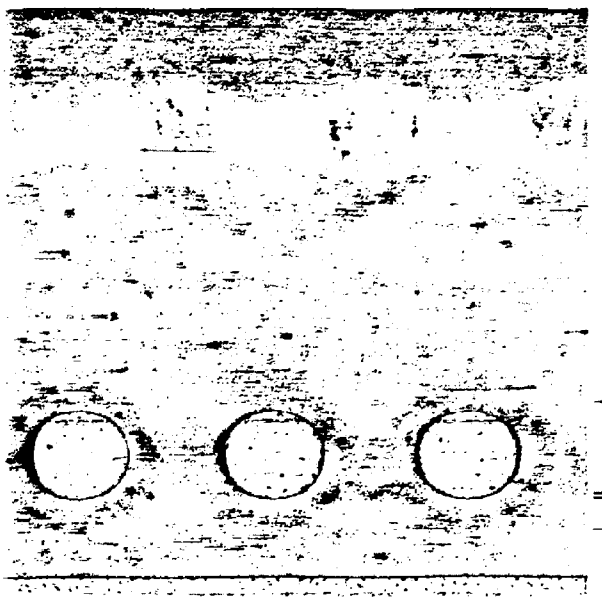
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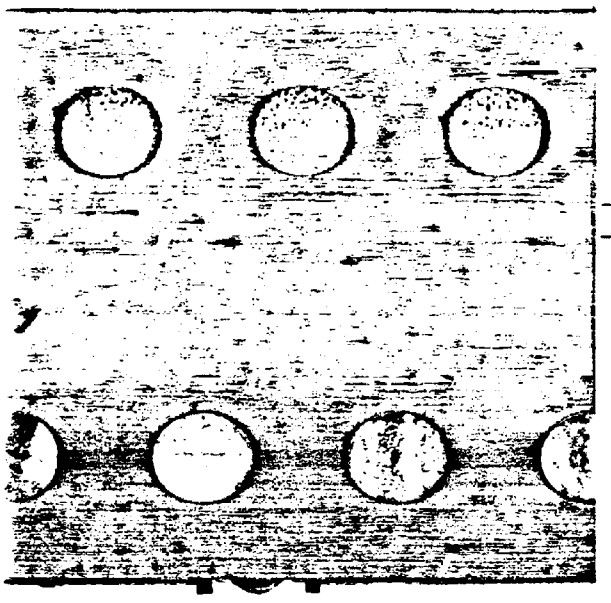
IDENTIF. & REFERENCE

96 OCT -8 AM 10:50

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

7824 10/08 0101 03CHECK 1211.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10219 PG 283

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
325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 8.00
TOTAL 1211.50
CHECK 1211.50
10/08/96 01 10:54 0001 7824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0234053
IDENTIF. & REFERENCE

96 OCT -8 AM 10:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1074885

No [redacted]