56

WARRANTY DEED

BOOK 10244 PG 697

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **25th** day of **October, 1996** by and between

RUBY J. DARDEN, UNMARRIED ,

hereinafter referred to as Grantor, and

JAMES JONES and CRAIG RAYMER, TRUSTEES OF THE 718 HART AVENUE TRUST ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE MAP OF MCNISH SUBDIVISION OF THE J.W. MCFERRIN 6 1/4 ACRE TRACT, AS OF RECORD IN BOOK 57, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 24 FRONTS 50 FEET ON THE WEST SIDE OF HART AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. DARDEN, JR. AND WIFE, RUBY J. DARDEN BY DEED OF RECORD IN BOOK 6413, PAGE 362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. GEORGE H. DARDEN, JR. NOW BEING DECEASED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Ruby J. Darden
RUBY J. DARDEN

0242160
IDENTIF. ↑ REFERENCE

96 OCT 31 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 10244 PG 698

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RUBY J. DARDEN, UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **October, 1996.**

David Bombardieri
Notary Public

Commission Expiration: 7/25/98

DAVID BOMBARDIERI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$15,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Bombardieri
Affiant

Subscribed and sworn to before me this **25th** day of **October, 1996.**

Notary Public

Commission Expiration: 3-25-1999

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

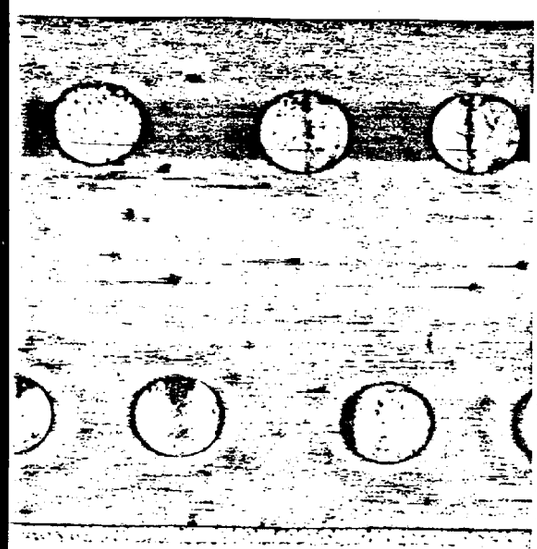
RETURN TO:
NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN 37215

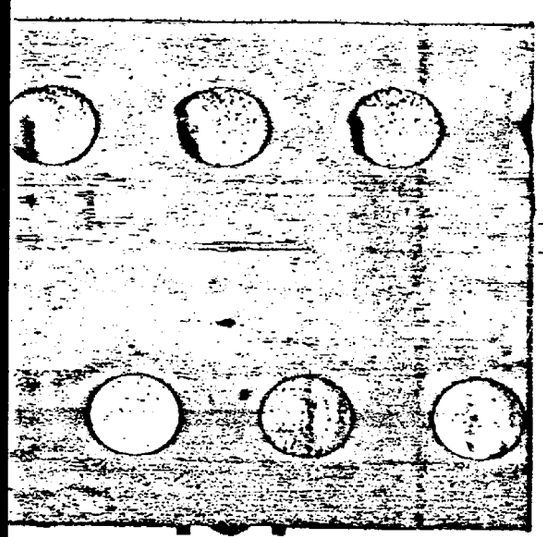
SEND TAX BILLS TO:
JAMES JONES
CRAIG RAYMER
718 HART AVENUE
NASHVILLE, TN 37206

PROPERTY ADDRESS:
718 HART AVENUE
NASHVILLE, TN 37206

MAP PARCEL NUMBER
82-8-237

6559 10/31 0101 03CHECK 64.50





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

RECEIVED OF _____

FOR _____

BOOK 10244 PG 699

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	15000.00
			CON TX	55.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	64.50
			CHECK	64.50
10/31/96	01		15:02 0001	6559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242160
IDENTIF. ↑ REFERENCE

96 OCT 31 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1083505