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

File Box 24

BOOK 10254 PG 760

ADDRESS NEW OWNER:
M. Jean Hemmer and Charles B. Hemmer
1644 Palmcroft Drive S.E.
Phoenix, AZ 85007

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 94-2
PARCEL 219

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, Andy Gammon, Noble Gammon, and Kenny Gammon hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hemmer Family Trust, M. Jean Hemmer and Charles B. Hemmer, Trustees hereinafter called the Grantees, its successors 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 Plan of United Electric Railway Company's Addition, of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Andy Gammon, Noble Gammon and Kenny Gammon, by deed from Albert Earl Pedigo and wife, Lessie G. Pedigo of record in Book 10197, Page 131, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1996 have been pro-rated and paid.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 2006 Eastside Avenue, Nashville, TN 37206, and is not the principal residence of the Grantors and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hemmer Family Trust, M. Jean Hemmer and Charles B. Hemmer, Trustees, its successors and assigns, forever; and we, Andy Gammon, Noble Gammon, and Kenny Gammon 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, its successors 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 31st day of oct, 1996. BOOK 10254 PG 761

Andy Gammon

Noble Gammon

Kenny Gammon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Andy Gammon, Noble Gammon, and Kenny Gammon 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 31st day of October, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 26,000.00.

AFFIANT

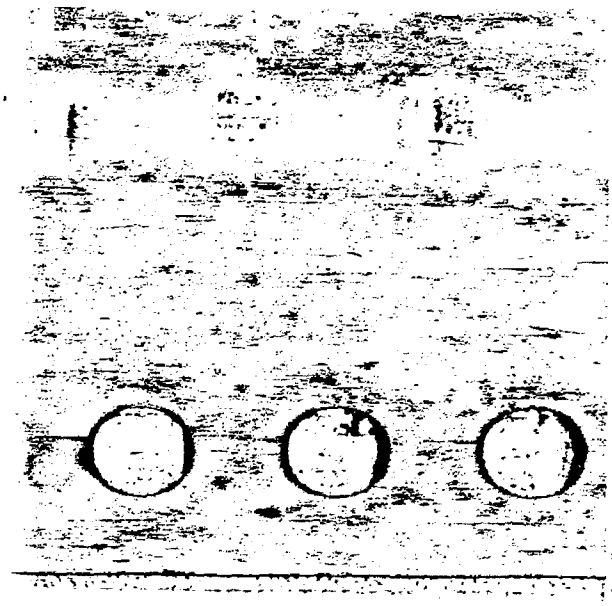
Subscribed and sworn to before me this 31st day of October, 1996.

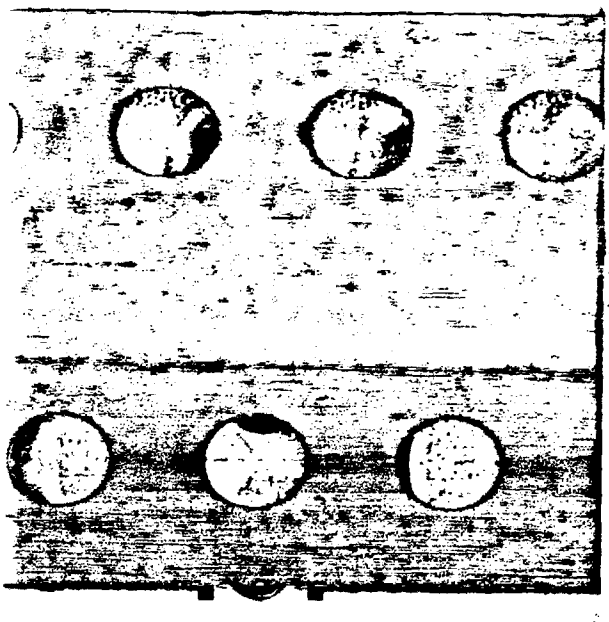
NOTARY PUBLIC
My Commission Expires:
My Commission Expires SEPT. 23, 2000

021505 4
IDENTIF. & REFERENCE

96 NOV -8 AM 10:31
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

9658 11/08 0101 03CHECK 105.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10254 PG 762

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 26000.00
				CON TX 96.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 105.20
				CHECK 105.20
11/08/96	01			10:33 0001 9658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245054
IDENTIF. ↑ REFERENCE

96 NOV -8 AM 10:31

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1086574