BOOK 10279 PG 402

WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Dannie Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 1997

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Dannie Hodges	Same	Part of Map 91-11
5912 Charlotte Ave.		Parcel 198
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, WE, **JESSE RUEL MELTON, JR.** AND WIFE, **MARY ALICE MELTON, JOYCE ANN PIERCE**, AN UNMARRIED PERSON, AND **LOLA FAYE STEVENS** AND HUSBAND, **JAMES STEVENS**, ALL THE HEIRS AT LAW OF **LOLA KATE MELTON**, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANNIE HODGES**, 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 that property abandoned by Metro Government of Nashville, Davidson County, Tennessee, Bill No. 75-1262, formerly known as 53rd Ave. North and lying and abutting the west boundary line of Lots Nos. 1122 and 1124 Block No. 158, located on the westerly side of Indiana Ave. approximately 50 feet on Indiana and running back approximately 150 feet.

BEING the same property abandoned by Metropolitan Government Bill No. 75-1262 to the adjoining property owners, Jesse Ruel Melton and Lola Kate Melton. Jesse Ruel Melton having predeceased Lola Kate Melton, who has since died.

Easement for the construction, maintenance, operate, repair, rebuild, enlarge, patrol, the existing and all future utilities as set out in Bill No. 75-1262 at the abandonment of 53rd Ave., N. between Georgia Ave. and Tennessee Ave. as a part of this easement is a Nashville Electric Service pole located near the front of the lot and electric lines from this pole across the length of the property and a water sewer or drainage pipe that has been built under and through the property. Announcements at the auction sale including but not limited to statement that the lot sold is not a Metro approved subdivision lot and being subject to all visible, non-visible, recorded and unrecorded easements.

The above description is not the same as in the previous deed of record.

This property sold AS IS with no warranties.

5213 Indiana Ave., Nashville, TN 37209 (Vacant Lot)
(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 we do covenant with the said GRANTEE 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 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 our hands this 3rd day of December, 1996.

Jesse Ruel Melton Jr.
JESSE RUEL MELTON, JR. - SELLER

Mary Alice Melton
MARY ALICE MELTON - SELLER

Lola Faye Stevens
LOLA FAYE STEVENS - SELLER

James Stevens
JAMES STEVENS - SELLER

Joyce Ann Pierce
JOYCE ANN PIERCE - SELLER

PICK-UP

96 DEC -4 AM 9:01
ELLIA S. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0252368

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 **Jesse Ruel Melton, Jr., Joyce Ann Pierce**, an unmarried person, and **Lola Faye Stevens** and husband, **James Stevens**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December, 1996.

RICHARD R. HEDGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1712 12/04 0101 03CHECK 27.50

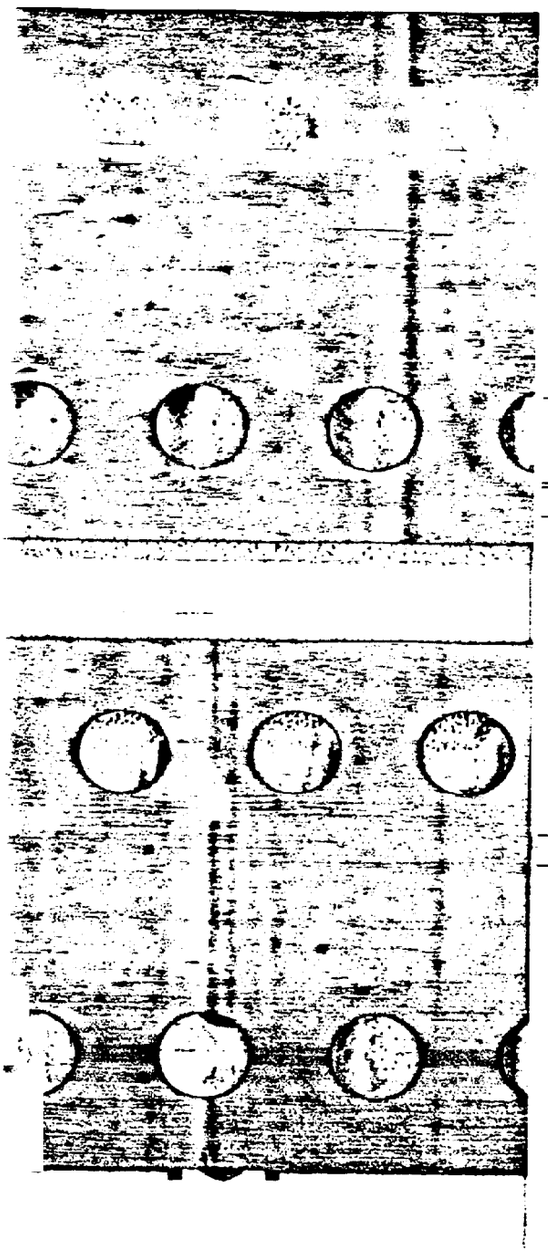
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Alice Melton**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of December, 1996.

NOTARY PUBLIC TN

NOTARY PUBLIC

My commission expires: 1/20/99



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

RECEIVED OF _____

FOR _____

BOOK 10279 PG 404

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 5000.00
				CON TX 18.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 27.50
				CHECK 27.50
			12/04/96 01	09:10 0001 1712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252368
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094377