10293

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52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Drews (NAME)	Robert and Phoebe Drews (NAME)	117-8-166
1302 Clayton Avenue (ADDRESS)	1302 Clayton Avenue (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37212 (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, Aline Lanier Swain Merritt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Drews and wife, Phoebe Drews

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. 193 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 193 fronts 60 feet on the north side of Clayton Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Aline Lanier Swain, Unmarried by deed from Bailey H. Scott and wife, Angelina Scott of record in Book 1850, page 235, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Aline Lanier Swain Merritt and Aline Lanier Swain are one and the same person.

6630 12/17 0101 03CHECK 416.00

unimproved ( )
This is improved (X) property, known as 1302 Clayton Avenue, Nashville, Tennessee 37212
(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 my hand this 13th day of December 19 96

Aline Lanier Swain Merritt

Aline Lanier Swain Merritt
by her attorney in fact
Howard John Hunt

LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

287

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aline Lanier Swain Merritt

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 Brentwood, Tennessee, this 13th day of December 19 96.

Commission expires _____

_____
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 _____

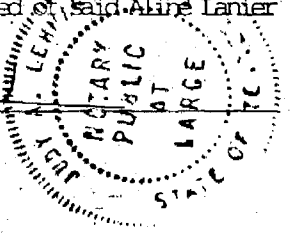
_____
Notary Public

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

On this thirteenth day of December, 1996, before me personally appeared Norwood John Gant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Aline Lanier Swain Merritt as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Aline Lanier Swain Merritt.

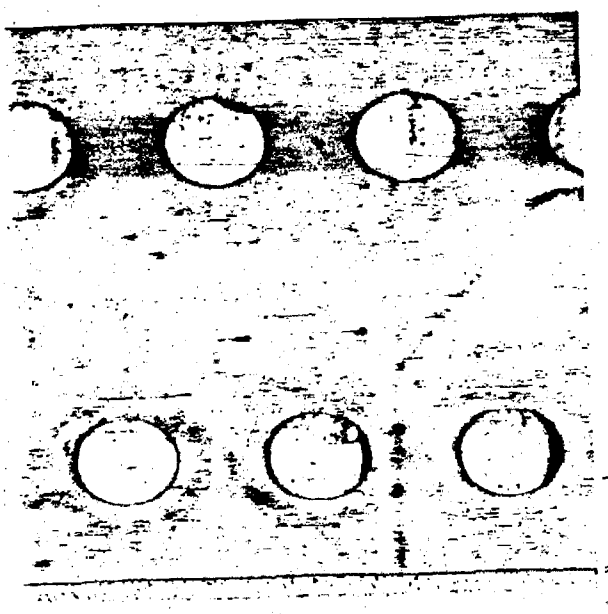
My commission expires: 5-16-99

Notary Public



0256660
IDENTIF. & REFERENCE

96 DEC 17 PM 2:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.



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

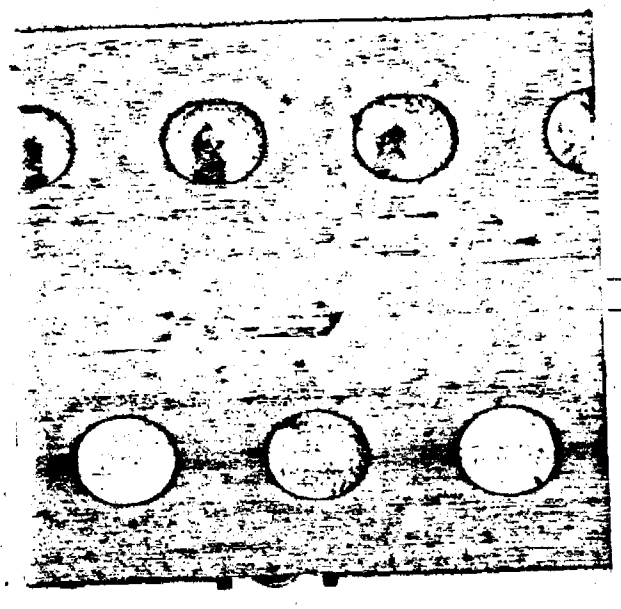
RECEIVED OF _____

FOR _____

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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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

12/17/96 01 14:14 0001 6630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256660
IDENTIF. # REFERENCE

96 DEC 17 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099234