BOOK 10422 PG 203

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 129,900.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of April 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ELLIOTT D. HAMMER 1415 Holly Street Nashville, Tennessee 37206	PNC Mortgage Corp. 440 North Fairway Drive Vernon Hills, Illinois 60061	MAP 83-9 PARCEL 430

1176 04/18 0101 03CHECK 409.63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND NO/100---------- (S 129,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JEFF TOLAR AND NICKY MCKINNEY, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ELLIOTT D. HAMMER AND WIFE, ELIZABETH Y. HAMMER 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. 18 of Block "B" on the Plan of the Lindsley Home Tract as of record in Plan Book 2, page 92, Chancery Court at Nashville.

SAID Lot No. 18 fronts 50.0 feet on the northerly side of Holly Street, formerly Chadwell Avenue, and extends back between parallel lines 180.0 feet to an alley.

BEING the same property conveyed to Jeff Tolar and Nicky McKinney, both unmarried, as Joint Tenants with Right of Survivorship, by deed from Larry W. Jackson and Christopher L. Cogdill, both unmarried, of record in Book 9436, page 970, Register's Office for Davidson County, Tennessee.

MAIL ENV.

FILED & RECORDED
97 APR 18 PM 2:53
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0295947

This is improved property known as 1415 Holly Street, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lindsley Home Tract Block "B" of record in Book 2, page 92, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of April, 19 97.

JEFF TOLAR

NICKY MCKINNEY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 JEFF TOLAR AND NICKY MCKINNEY, BOTH UNMARRIED, the bargainor s, 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 this 15th day of April, 19 97.

My Commission Expires: November 22, 1997

Notary Public

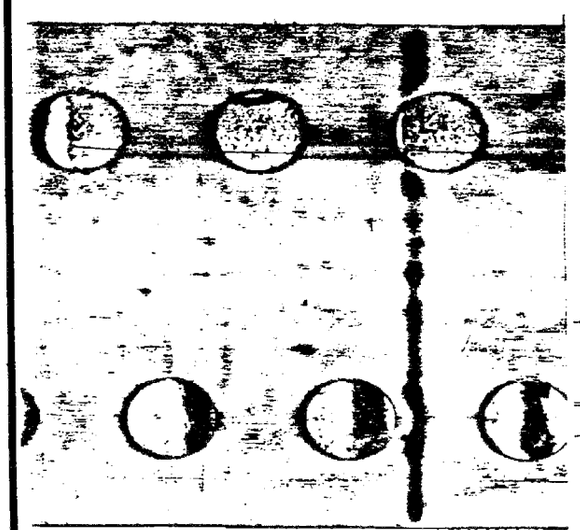
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

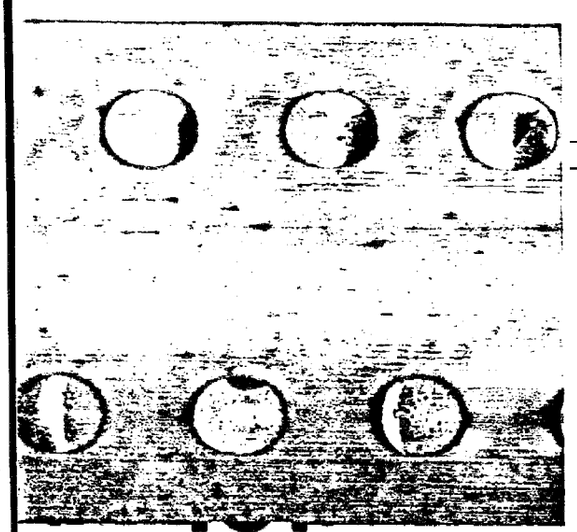
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath ___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10422 PG 205

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
129900.00
CON TX 480.63
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
TOTAL 489.63
TOTAL 489.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/97 01 14:54 0001 1176

0295947
IDENTIF. # REFERENCE

97 APR 18 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1141319