NIDA HAMBY

TO: D E E D

LEONARD DANIEL HAMBY

This Instrument Prepared By:
HURT, PATTON & PEAY, P.L.C.
Austin Peay, VII
308 South Second Street
Clarksville, Tennessee 37040
(615) 647-5242

New owner
Dan Hamby
176 Road 974
Flat Rock, Al. 35966

Day Bill
751 Cumberland Terrace
Clarksville, Tn.
37040

BOOK 1944 PG 889

THIS DEED OF REALTY executed as of the date set out below by the Grantor, Nida Hamby, to the Grantee, Leonard Daniel Hamby,

WITNESSETH:

THE GRANTOR has this day bargained and sold and does hereby transfer and convey unto the Grantee, and to his heirs and assigns forever, the following described real estate located in Davidson County, Tennessee,

> Land in Davidson County, Tennessee, being Lot No. 33 and the south 16 feet of Lot No. 34 on the Map of West Dale, as of record in Book 547, page 50, Register's Office for said county.
>
> Said Lot No. 33 and the south part of Lot 34 front together 66 feet on the easterly side of 37th Avenue North, formerly Pilcher Avenue, and run back between parallel lines 150 feet to an alley.
>
> This being the same property conveyed to Robert Hamby and wife, Nida Hamby by deed of record in Book 7465, page 205, Register's Office for Davidson County, Tennessee.
>
> Robert E. Hamby is now deceased and upon his death fee simple title vested in Nida Hamby as surviving tenant by the entirety.
>
> Subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate unto the Grantee and to his heirs and assigns forever.

THE GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, has a perfect right to convey the same, that it is unencumbered, subject, however, to all matters and things shown on the recorded subdivision plat, and subject thereto, she will forever warrant and defend the title to said real estate to the Grantee, and to his heirs and assigns forever, against all lawful claims.

THE CONSIDERATION for this conveyance is a valuable cash consideration receipt of which is acknowledged by Grantor.

GRANTEE is the property owner and responsible for the payment of the real property taxes and whose address is 751 Cumberland Terrace, Clarksville, TN. 37040. POSSESSION will be given with delivery of the deed.

Davidson County Tax Map # 104-1.

IN WITNESS WHEREOF, the Grantor has hereunto signed on this 16 day of August, 1996.

Nida Hamby

BOOK 10440 PG 890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said State and County, NIDA HAMBY , the within named 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 SEAL, of office, this 16 day of August, 1996.

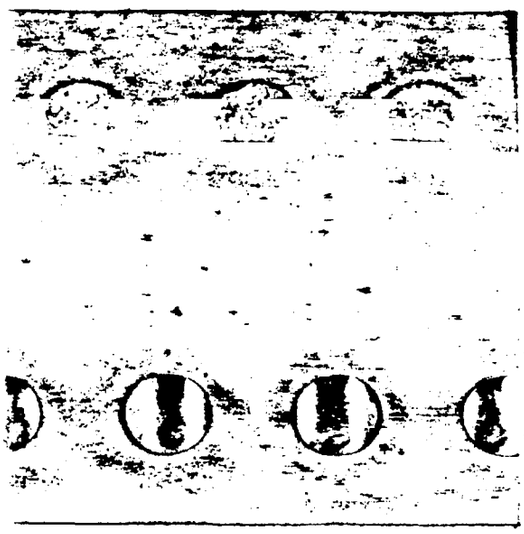
6711 05/05 0101 03CHECK 157.00

Notary Public

My Commission Expires:
9-16-97

STATE OF TENNESSEE, DAVIDSON COUNTY
The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $ 40,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.
AFFIANT Bernard Daniel Hamby
Subscribed and sworn to before me this 16 day of August 1996.
NOTARY PUBLIC
My Commission Expires: 9-16-97

0300979
IDENTIFICATION
PICK-UP
97 MAY -5 AM 8:25
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10449 PG 891

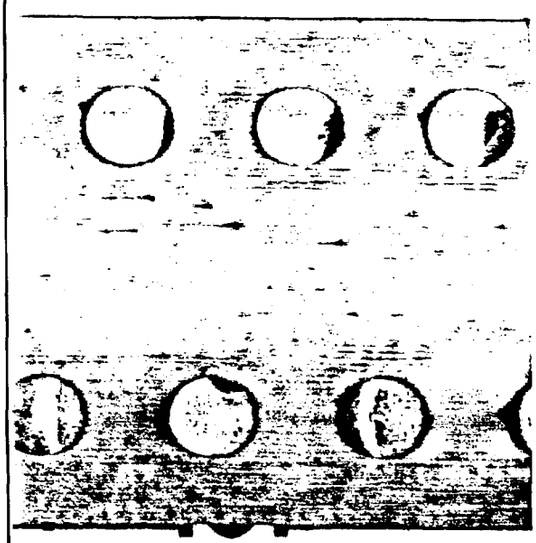
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

05/05/97 01 08:26 0001 6711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0300979

IDENTIF. # REFERENCE

97 MAY -5 AM 8:26

REGISTER
DAVIDSON COUNTY, TN.

No. 1146782