BOOK 10480 PG 876

THIS INSTRUMENT WAS PREPARED BY
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Gilbert Allen Corn, Jr.	Same	Map
3211 Kinross Avenue		Parcel
Nashville, TN 37211		133-02 154

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

Mary Ellen Hamilton, heir at law of C. D. Adams, deceased,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Gilbert Allen Corn, Jr. and wife, Katheryn Anne Corn

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:

> Land in Davidson County, Tennessee, being Lot No. 45, on the Plan of Airdrie Subdivision "B" property of D. C. Buell, as of record in Book 547, page 42, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Henry Adams and wife, Katie Adams from James R. Brownlee, et al, by deed of record in Book 2634, page 437, Register's Office for Davidson County, Tennessee, the said Henry Adams and Katie Adams having since died intestate with title vesting in C. D. Adams as their sole heir at law and title subsequently vesting in the Grantor pursuant to the Last Will and Testament of C. D. Adams (died: March 16, 1993) of record in the Probate Court (No. 93P-505) for Davidson County, Tennessee.
>
> A permanent easement and right of way is expressly retained from this transfer and conveyance in favor of the Grantor, her heirs, assigns and the future owners of adjoining Lot No. 46, over, across and along the northerly ten (10) feet of said Lot No. 45 from Kinross Avenue (front) to the alley (rear), for ingress and egress to said adjoining Lot No. 46.

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and defend title 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 2nd day of June, 1997.

Mary Ellen Hamilton
MARY ELLEN HAMILTON

03123 10
IDENTIF + REFERENCE

97 JUN -5 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ellen Hamilton, 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 official seal at Nashville, Tennessee, this 2nd day of June, 1997.

My Commission Expires:

_____

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $9,700.00.

Mary Ellen Hamilton
AFFIANT

Subscribed and sworn to before me this 2nd day of June, 1997.

My Commission Expires:

_____

NOTARY PUBLIC

9117 06/05 0101 01CASH 44.89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10480 PG 878

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	9700.00
			CON TX	35.89
			PRFEE	1.00
			WDEED	8.00
			TOTAL	44.89
			CASH	44.89

06/05/97 01 09:16 0001 9117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03123110

IDENTIF. ↑ REFERENCE

97 JUN -5 AM 9:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159039