**THIS INSTRUMENT PREPARED BY:**

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

mail

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 200,315.00

Affiant

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

Subscribed and sworn to before me, this 27th day of June 1997

Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| M. JEAN HEMMER<br>1904 Fatherland Street<br>Nashville, Tennessee 37206 | SAME | MAP 83-14<br>PARCEL 224 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND THREE HUNDRED FIFTEEN AND NO/100---------- ($ 200,315.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, ___, KERBY INVESTMENTS, L.L.C.

hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto M. JEAN HEMMER and CHARLES B. HEMMER, Trustees of the Hemmer Family Trust, with full power to sell, transfer, exchange, convey * hereinafter called the Grantee s, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 8 of Block "C" on the map of Priest Homeplace as of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 50.0 feet on the southerly side of Fatherland Street, formerly VanSinderen Street, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Kerby Investments (correctly known as Kerby Investments, L.L.C.) by deed from R. Donald Britton, of record in Book 10392, page 361, Register's Office for Davidson County, Tennessee.

* and encumber without joinder by or disclosure of the beneficiaries of the trust

This is improved property known as 1904 Fatherland 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 GRANTEE s, their successors and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that it is lawfully seized and possessed of said land in fee simple, has 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 Priest Homeplace of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

GRANTOR __ FURTHER COVENANTs__ and bind s himself, his 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 I have hereunto set my hand on this the 27th day of June, 19 97.

KERBY INVESTMENTS, L.L.C.

R. DONALD BRITTON, CHIEF MANAGER

BOOK 10520 PG 148

**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 _____, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ R. DONALD BRITTON and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager and _____ respectively of the KERBY INVESTMENTS, L.L.C. _____ the within named bargainor. and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the L.L.C. by the said R. DONALD BRITTON as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this 27th day of June, 19 97.

My Commission Expires: November 22, 1997

Notary Public

MITCHELL A. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

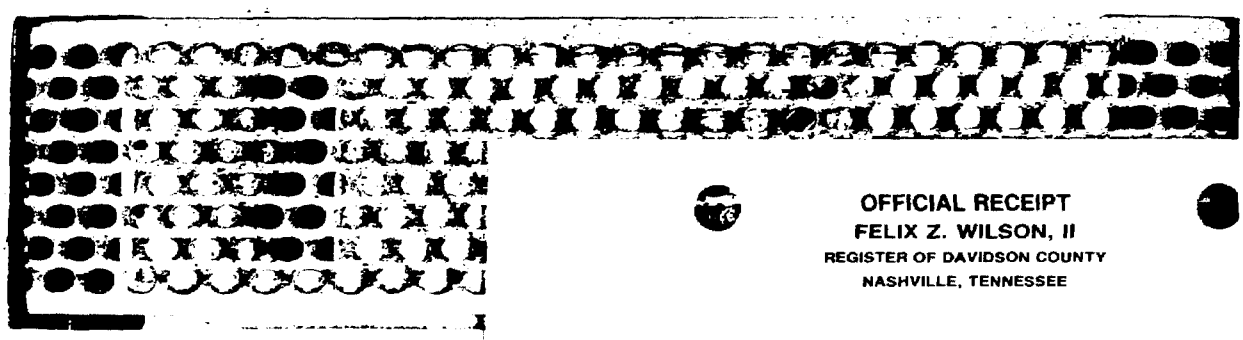
0323605

IDENTIFICATION

97 JUL -7 PM 12:29

FELIX Z. REGISTER
DAVIDSON COUNTY, TN

1492 07/07 0101 03CHECK 750.17



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

RECEIVED OF _____

FOR _____

BOOK 10520 PG 149

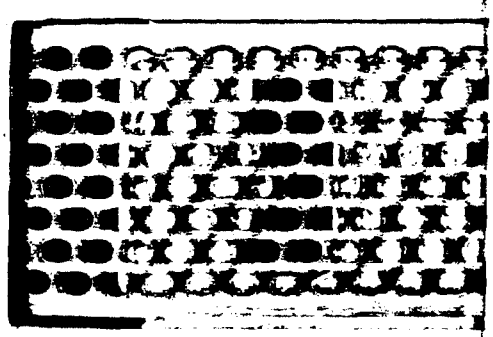
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 200315.00 |
| | | | | CON TX 741.17 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 750.17 |
| | | | | CHECK 750.17 |
| | | | 07/07/97 01 | 12:28 0001 1492 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0323605
IDENTIFICATION REFERENCE

97 JUL -7 PM 12:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1171257