BOOK 10607 PG 827 Box 53-A (ABS)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF September, 19 97.

Notary Public

MY COMMISSION EXPIRES: 11-27-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Yaggi (NAME)	New Owner (NAME)	MAP 92-13
3731 Charlotte Avenue (ADDRESS)	P.O. Box 50014 (ADDRESS)	PARCEL 24
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville TN 37205 (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, James T. Hicks, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Yaggi, a married person

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, more particularly described as follows:

Being Lot No. 15 of Block No. 3 Charlotte Park Company's Second Addition to Nashville, a plan of which is of record in Book No. 57, pages 160 and 161, said Register's Office, to which reference is here made for a more complete and accurate legal description.

Being the same property conveyed to James T. Hicks, Jr., unmarried, by Warranty Deed from Scott E. Babbitt, unmarried, of record in Book 9385, page 784, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1997 property taxes which have been prorated and assumed by the Grantee; and all matters shown on the Plan of record in Book 57, pages 160 and 161, said Register's Office.

IDENTIF. & REFERENCE 0348192

97 SEP 12 PM 3:31

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

8253 09/12 0101 03CHECK 201.40

unimproved ( )
This is improved (X) property, known as 3731 Charlotte Avenue, Nashville, TN 37203
(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 12th day of September 19 97

James T. Hicks, Jr.

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 James T. Hicks, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 12th day of September, 19 97.

Commission expires 11-27-99

Shelby D. Ridenour
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

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

RECEIVED OF _____

FOR _____

BOOK 10607 PG 829

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 52000.00
CON TX 192.40
PRFEE 1.00
WDFEE 8.00
TOTAL 201.40
CHECK 201.40

09/12/97 01 15:38 0001 8253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03481 92
IDENTIF. # REFERENCE

97 SEP 12 PM 3:31

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

No. 1197692