186

BOOK 10680 PG 820

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **November, 1997** between FRANK L. HASTINGS, A MARRIED MAN, GRANTOR, and ROGER EVANS and GLORIA EVANS, HUSBAND ANAD WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, FRANK L. HASTINGS, A MARRIED MAN, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto ROGER EVANS and GLORIA EVANS, HUSBAND ANAD WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 1520-1522 ARTHUR AVENUE, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

FRANK L. HASTINGS hereby warrants that he is a married man; however, his spouse has no interest whatsoever in the herein property and that said property is not marital property in any way.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

FRANK L. HASTINGS Signature of Seller

97 NOV 11 PM 2:27

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0368924

IDENTIFICATION REFERENCE

0656 11/11 0101 03CHECK

31-50

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, FRANK L. HASTINGS, A MARRIED MAN, 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, at office, this **10th** day of **November, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

ROGER EVANS and GLORIA EVANS, HUSBAND ANAD WIFE and
P.O. Box 40006
Nashville Tn 37204-0006

Property Address:

1520-1522 ARTHUR AVENUE
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-12, PARCELS 270 AND 271

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$5,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Roger Evans
Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **November, 1997.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

TRACT NO. 1: LAND in Davidson County, Tennessee being the northerly one-half of Lot 333 on the Plan of McGavock, Wetmore and others, First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank L. Hastings, by Deed from Jimmy Leroy Scales, unmarried, of record in Book 6170, page 434, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being the southerly one-half of Lot No. 333 on the Plan of McGavock Wetmore and other's First Addition to Nashville, called the "Town of McGavock", of record in Book 21 page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot 333 fronts 25 feet on the easterly side of Arthur Ave., and runs back between parallel lines 150 feet to an alley.

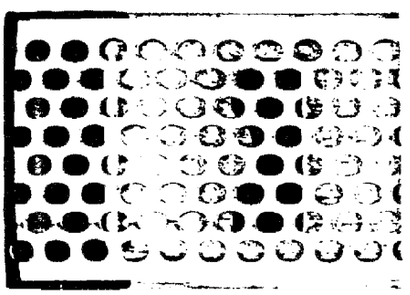
Being the same property conveyed to FRANK L. HASTINGS, UNMARRIED, by Warranty Deed from , of record in Book 9007, page 138, and Deed of Correction of record in Book 9820, page 340, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 81-12, PARCELS 270 AND 271).

2. All matters as set forth on the Plan of record in Plat Book 21, page 23, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.



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

RECEIVED OF _____

FOR _____

BOOK 10680 PG 823

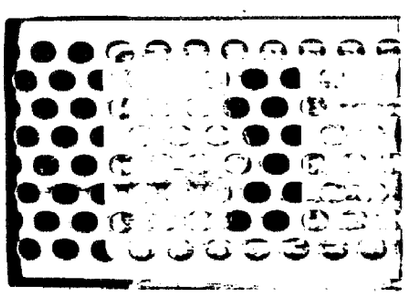
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	12.00
TOTAL	31.50
CHECK	31.50

11/11/97 01 14:29 0001 0656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0368924
IDENTIF. & REFERENCE
97 NOV 11 PM 2:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1219835