BOOK 10701 PG 474

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36173)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
18th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Simpson	SAME	105-14-56
(NAME) P. O. Box 120532 ~~816 Glenn Avenue~~	(NAME)	22W-53770
(ADDRESS) Nashville, TN ~~37204~~ 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, Thomas Hannah, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Simpson

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:

BEING Lot No. 4 on the Plan of J.H. White's Subdivision of Lot No. 61 in Waverly Place, as of record in Book 547, Page 126, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the northerly side of Glenn Avenue, and runs back between lines, 160 feet on the east line and 156.6 feet on the west line, to an alley and measures 50 feet on said alley.

BEING the same property conveyed to Thomas Hannah and wife, Mary Hannah by deed from John B. Brewer and wife, Ola Allen Brewer of record in Book 4555, Page 564, Register's Office for Davidson County, Tennessee. The said Mary Hannah has since died.

The foregoing is the same legal description as appears in the previous deed of record.

0374663

IDENTIFICATION REFERENCE

97 DEC -1 PM 1:22

FELIX Z. BRASHEAR III REGISTER
DAVIDSON COUNTY, TN.

Property is known as 816 Glenn Avenue, Nashville, TN 37204
(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 unincumbered, 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 18th day of November, 19 97

Thomas Hannah

Thomas Hannah

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10701 PG 475

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 Thomas Hannah, unmarried

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 18th day of November, 19 97.

Commission expires 11/28/98

ALAN L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

5163 12/01 0101 03DHECK 260.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10701 PG 476

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	5.00
TOTAL	265.00
CHECK	265.00

12/01/97 01 12:27 0004 5143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0374663
IDENTIFICATION REFERENCE

97 DEC -1 PM 1:22

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

No. 1225997