FORM NO. WD-1

PREPARED WITHOUT TITLE EXAMINATION FROM INFORMATION PROVIDED BY THE PARTIES.

BOOK 10968 PG 77

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Robert B. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 1998

Notary Public

GESIELE L. BRUCE
NOTARY PUBLIC, DISTRICT OF COLUMBIA
My Commission Expires November 30, 2002

MY COMMISSION EXPIRES
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

ARTHUR K. LOWEN, ATTORNEY, 201 4TH AVE. NORTH, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT B. HUNTER ETUX (NAME)	NEW OWNER (NAME)	MAP 81-10
1236 44th STREET, N.E. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 340
WASHINGTON, DC 20019 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 ELLA H. SPAULDING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT B. HUNTER AND WIFE, DOROTHEA G. HUNTER

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 the North 7.5 feet of lot No. 8 and the South 42.5 feet of Lot No. 10 on the Map of Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, Page 188, Register's Office for said County. Said parts of said lots adjoin and front together 50 feet on the Westerly side of 23rd Avenue North and run back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Major F. Spaulding by Deed of Record in Book 2448, Page 463, Register's Office for Davidson County, Tennessee, the said Major F. Spaulding having died testate, the Last Will and Testament of Major F. Spaulding being of record in Will Book 81, Page 168, in the Probate Court of Davidson County, Tennessee, and the said Ella F. Spaulding being the Devisee of the subject property by said Last Will and Testament.

The foregoing description is the same as contained in the last deed of record, no boundary survey having been performed in connection with this conveyance.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
98 JUN -9 AM 8:44

IDENTIF. & REFERENCE
044787.1

This is unimproved / improved X property, known as 1605 23rd Avenue North (House Number) (Street) P.O. Address, Nashville, Tn 37208 (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 26th day of May, 1998

Ella H Spaulding by Gena Hunter Carter, Attorney-in-Fact

Ella H. Spaulding by Gena Hunter Carter, Attorney-in-Fact

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Brenda Bilbrey, BOOK 1096 PG 78, a Notary Public in and for said County and State, the within named Dina Hunter Carter

the 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 26th day of May, 1998.

Commission Expires July 25, 1998

Brenda Bilbrey, Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ELLA H. SPAULDING

TO

ROBERT B. HUNTER AND WIFE,

DOROTHEA G. HUNTER

7910 06/09 0101 03CHECK 268.1

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

RECEIVED OF _____

FOR _____

BOOK 10968 PG 79

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 8.00
TOTAL 268.00
CHECK 268.00

06/09/98 01 08:43 0001 7910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0447871
IDENTIF. # REFERENCE

98 JUN -9 AM 8:44

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

No. 1303800