BOOK 11

BOOK 10959 PG 733

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF June AT 19 98

Notary Public

MY COMMISSION EXPIRES: 7/24/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luella Blaine Hill (NAME)	(NAME)	92-1-100
1045 31st Avenue North (ADDRESS)	SAME (ADDRESS)	
Nashville, TN (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, Earl L. Sasser and wife, Annie Sasser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luella Blaine Hill, unmarried

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:

Tract I:
Land in Davidson County, Tennessee, being part of Block 23 on the Plan of Midway, as of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee, and part of the old right-of-way of the Nashville and West Nashville Railway, described as follows: Beginning on the westerly margin of 31st Ave. North, formerly Home St., 100 feet southerly from the southerly margin of Centennial Blvd., being at Bennett's southeast corner; thence with his southerly line, 150 feet to the easterly margin of an alley; thence with said alley southerly 70.5 feet to a point; thence in a northeasterl direction 160 feet to a point; thence in a northeasterly direction 160 feet more or less to the westerly margin of 31st Ave. North; thence with said Avenue, northerly 32 feet to the point of beginning.

Tract II:
Land in Davidson County, Tennessee, being part of Block 23 on the Plan of Midway, as of record in Book 421, page 11, Register's Office for Davidson County, Tennessee, and part of the old right-of-way of the Nashville and West Nashville Railway, described as follows: Beginning on the westerly margin of 31st Avenue North, formerly Home St., 132 feet from the southerly margin of Centennial Blvd.; thence westerly 157 feet to the easterly margin of an alley thence with said alley 70.5 feet to the southerly line of said right-of-way; thence with said line, in a northeasterly direction 166.6 feet more or less, to the esterly margin of 31st Ave. North; thence with said Avenue, northerly 32 feet to the beginning.

Being the same property conveyed to Earl L. Sasser and wife, Annie G. Sasser by deed from Jack J. Cohen and wife, Bessie D. Cohen, of record in Book 4124, Page 821, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1045 31st Avenue North, Nashville, TN
(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 our hands this 12th day of June 19 98

Earl L. Sasser, By Earl L. Sasser Jr, Attorney-In-Fact
Earl L. Sasser

Annie Sasser, By Earl L. Sasser Jr, Attorney-In-Fact
Annie Sasser

BK: 10989 PG 734

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 Earl L. Sasser and wife, Annie Sasser

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of June 19 98.

Commission expires _____

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

4931 06/24 0101 03CHECK 43.41

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Earl L. Sasser, Jr., with whom I am personally acquainted , and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Earl L. Sasser and Annie Sasser, and is authorized by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day June, 1998.

Notary Public _____

My Commission Expires: 7-24-99

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

RECEIVED & RECORDED
98 JUN 24 AM 10:44

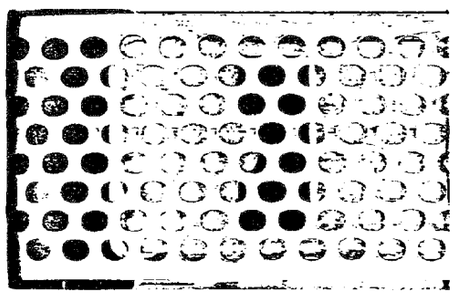
0154375

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10989 PG 735

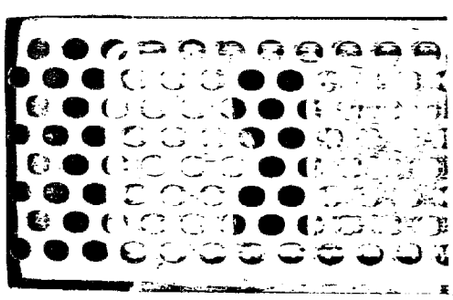
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 9300.00
CON TX 34.41
PRFEE 1.00
WDEED 8.00
TOTAL 43.41
CHECK 43.41

06/24/98 01 10:44 0001 4931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0454375

IDENTIFICATION REFERENCE

93 JUN 24 AM 10:44

DAVIDSON COUNTY TENN.

No. 1310744