BOOK 10993 PG 918

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$30,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE 1998.

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires SEPT. 29, 2001

THIS INSTRUMENT PREPARED BY:	Richard R. Hedgepath, Sr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
James R. Hunter	James R. Hunter	Map 91-12
	P. O. Box 90025	Parcel 97.00
	Nashville, TN 37209	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MOZELLE WAKEFIELD** AND **BRENDA ALEXANDER**, ADMINISTRATORS C.T.A. OF THE ESTATE OF GERTRUDE ARMSTRONG SMITH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. HUNTER**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 215 and 217 and the easterly 12 feet of lot No. 219, Block 30, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

SAID lots and part of lot adjoin and front together 62 feet on the north side of Georgia Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charles Willard Smith and wife, Gertrude Armstrong Smith, by deed from James E. Martin and wife, Willa Dean Hunter Martin, of record in Book 1814, Page 389, Register's Office for Davidson County, Tennessee. The said Charles Willard Smith having predeceased Gertrude Armstrong Smith and Gertrude Armstrong Smith having since died testate and her Will being of record in Will Book 217, Page 19, on the Probate Court Clerk's Office for Davidson County, Tennessee.

4308 Georgia Avenue, Nashville, TN 37209

(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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 hands this 25th day of June 1998.

Her mark
Mozelle Wakefield
MOZELLE WAKEFIELD - Administrator

Witness: Richard Hedgepath

Brenda Alexander
BRENDA ALEXANDER - Administrator

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 **Mozelle Wakefield** and **Brenda Alexander**, Administrators C.T.A. of the Estate of Gertrude Armstrong Smith, the bargainors, 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 26th day of June 1998.

RICHARD R. HEDGEPATH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires SEPT. 29, 2001

6174 06/26 0101 03CHECK 120.00

PICK-UP

98 JUN 26 PM 12:25
FELIX A. MCCALLUM REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
045530

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10993 PG 920

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00
06/26/98 01 12:25 0001 6174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455530
IDENTIF. ↑ REFERENCE

98 JUN 26 PM 12:25

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

No. 1311975