File Box 9B
First Title and Escrow Co., Inc.

15802

WARRANTY DEED

BOOK 11052 PAGE 590

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TAMARA L. HANSERD (NAME)	NEW OWNER (NAME)	Map 92-13
250 37th Avenue, No. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 40
Nashville, TN. 37209 (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, CLARENCE ERVIN FEEMSTER AND WIFE, ESTER DIANE FEEMSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAMARA L. HANSERD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 1 of Block No. 8 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, page 160 and 161, and the easterly part of a triangular lot lying between said Lot No. 1 and Lot No. 2 of Block No. 8 on the Plan of Plummer Place, as of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, said part of Lot No. 1 and the triangular lot front together 50 feet on the northerly side of Park, formerly First Avenue and run back between parallel lines, with the westerly margin of 37th Avenue North, formerly Pilcher Avenue, 150 feet to an alley.

Being the same property conveyed to Clarence Ervin Feemster and wife, Ester Diane Feemster by deed from John C. McLemore, Trustee in Bankruptcy of record in Book 7876, page 238, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee.

98 AUG -5 AM 10:41

0471085

IDENTIFICATION REFERENCE

2743 08/05 0101 03CHECK 49.85

unimproved XX
This is improved ( ) property, known as 3700 Park Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of July, 1998

Clarence Ervin Feemster
CLARENCE ERVIN FEEMSTER

Ester Diane Feemster
ESTER DIANE FEEMSTER

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF ~~Davidson~~ Wake

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARENCE ERVIN FEEMSTER AND WIFE, ESTER DIANE FEEMSTER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of July, 19 98.

My commission expires April 26, 2000 Notary Public Cindy A Stevens

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 98.

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM CLARENCE ERVIN FEEMSTER AND WIFE, ESTER DIANE FEEMSTER

TO TAMARA L. HANSERD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

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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	10500.00
CON TX	38.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	49.85
CHECK	49.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/05/98 01 10:42 0001 2743

0471085
IDENTIF. # REFERENCE
98 AUG -5 AM 10:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1328337