40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/00 15:53 2pgs
Fees:11.00 Taxes:358.90

20000914-0091644

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: 4/26/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Hambrick, Sr. (NAME)	New Owner (NAME)	MAP 59-14
3209 Dove Place (ADDRESS)	(ADDRESS)	PARCEL 12
Nashville, TN 37218 (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, Naomi Moore Davis, Devisee under the Last Will and Testament of William Johnson, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Hambrick, Sr.

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:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Treppard Heights, as of record in Plat Book 2663, pages 64 and 65, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot fronts 95 feet on the northwesterly side of West Hamilton Avenue and extends back 389.2 feet on the southwesterly line, 308.7 feet on the northeasterly line, which is a broken line, to a dead line and measures 170.5 feet thereon.

Being the same property conveyed to William Johnson and wife, Elizabeth M. Johnson, by deed from James Wilburn Lampley and wife, Geraldine R. Lampley, of record in Book 4268, page 860, said Register's Office. The said Elizabeth M. Johnson has since died leaving William Johnson as surviving tenant by the entirety. William Johnson subsequently died on June 6, 2000. By Will probated under Number 00-P1169, Probate Court Clerk for Davidson County, Tennessee, the said William Johnson devised all real property to Naomi Moore Davis.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 3004 West Hamilton Avenue, Nashville, TN 37218
(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 my hand this 14th day of September, 2000

Naomi Moore Davis

Naomi Moore Davis

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 Naomi Moore Davis, Devisee under the Last Will and Testament of William Johnson, 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 this 14th day of September, 2000.

Notary Public

My Commission Expires: 7/26/2003