THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):
Margaret Hammonds
4529 Forest View Drive
Antioch, TN 37013

Send Tax Bills To:
Same

Map/Parcel Numbers:
Map 118-1
Parcel 60

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged

James M. Hammonds, Jr.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Margaret Hammonds,

hereinafter called the Grantee, her 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. 33 on the plan of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 62.5 feet on the southerly side of Dallas Avenue, and runs back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to James M. Hammonds, Jr. by deed from Margaret Hammonds of record in Book 7909, page 532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description is the same as the previous deed of record.

This is improved property at 1211 Dallas Avenue, Nashville, TN 37212.

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 her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and defend title 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 12th day of January, 2001.

James M. Hammonds
JAMES M. HAMMONDS, JR.

Davidson County DEEDWARR
Recvd: 01/19/01 09:08 2pgs
Fees:11.00 Taxes:217.19
20010119-0005779

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. HAMMONDS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 2001.

My Commission Expires:

5-27-01

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $58,700.00.

AFFIANT

Subscribed and sworn to before me this 12th day of January, 2001.

My Commission Expires:

5-27-01

NOTARY PUBLIC