Return To Judy W. 6413

FORM NO. WD-1

BOOK 6413 PAGE 29

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 1984.

Notary Public

MY COMMISSION EXPIRES: 1-19-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey Lynn Hale et ux | Fidelity Federal S & L Association | 74-4-74 |
| (NAME) | (NAME) | |
| | 401 Union Street | 4D-66717 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 | |
| | (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, WE, DAVID L. KOVATCH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY LYNN HALE AND WIFE, MARY LOU HALE

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. 61 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 113, said Register's Office.

Said Lot No. 61 fronts 77.0 feet on the northeasterly side of Hermitage Ridge and runs back 145.18 feet on the northwesterly line and 155.71 feet on the southeasterly line to a line in the rear, which is a broken line, which measures 98.35 feet thereon.

Being the same property conveyed to David L. Kovatch and wife, Heidi J. Kovatch by deed from William H. Smithson & Sons, Inc. as of record in Book 5223, page 394, said Register's Office. The said Heidi J. Kovatch having conveyed her interest in the property to David L. Kovatch as of record in Book 5709, page 192, said Register's Office.

This conveyance is subject to a Deed of Trust from David L. Kovatch and wife, Heidi J. Kovatch to Vaden Lackey, Jr., Trustee of record in Book 5223, page 396, said Register's Office, dated November 15, 1977, to secure to Fidelity Federal Savings and Loan Association of Tennessee, an indebtedness in the amount of $33,900.00.

This is unimproved ( ) improved (X) property, known as 904 Hermitage Ridge, Hermitage, Tennessee
(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 19th day of October, 19 84

David L. Kovatch

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Kovatch

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of Oct 19 84

Commission expires My Commission Expires January 19 1986

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
David L. Kovatch

TO
Jeffrey Lynn Hale

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 5 9 5 9 2

IDENTIFICATION REFERENCE

Oct 26 3 19 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6413 PAGE 31

| | | |
|---|---|---|
| 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 | | PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

37000.00- CAMT.
96.20 CSTAX
.50 PROBF
6.00 WDEED
CHECK 102.70-
2422A10/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 5 9 2

IDENTIF. REFERENCE

OCT 26 3 19 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0080619