THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

BOOK 6512 PAGE 265

# WARRANTY DEED

| NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| OLEANE THORNTON<br>1004 Malquin Dr<br>Nashville, Tenn 37216 | SAME | 61-7<br>Par 61 Ja |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, C. B. HART, a single man, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said OLEANE THORNTON, hereinafter referred to as Grantee, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 13 of Block H on the Plan of Broadmoor, Section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on Malquin Drive and runs back between parallel lines 155 feet to a dead line.

BEING part of the same property conveyed to C. B. Hart and wife, Dorothy R. Hart, by deed from Joseph P. Myers and wife, Lucille B. Myers, of record in Book 4408, page 506, Register's Office for Davidson County, Tennessee; the said DOROTHY R. HART having since died.

1985 taxes have been prorated and assumed by Buyers.

THIS conveyance is subject to an easement of record for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4139, page 282, and Book 5727, page 33, Register's Office for Davidson County, Tennessee.

This is improved (unimproved) property, known as:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15th day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C. B. Hart

C. B. HART

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STATE OF TENNESSEE )
COUNTY OF Sumner )

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

C. B. Hart
AFFIANT

Subscribed and sworn to before me, this 15th day of March, 1985.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/27/85

STATE OF TENNESSEE )
COUNTY OF Sumner )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. B. HART, the within named 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 Hendersonville, Tennessee, this 15th day of March, 1985.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/27/85

I 8987 3.

IDENTIF. REFERENCE

MAR 18 11 21 AM '85

FILED IN OFFICE
DAVIDSON COUNTY, TN

03/19/85 -0-50- CASH

3512

**WARRANTY DEED**

FROM:
C. B. HART

TO:
OLEANE THORNTON

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

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

RECEIVED OF _____

FOR _____ BOOK 6512 PAGE 267

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

5000.00- CAMT.
13.00 CSTAX
.50 PRFEE
6.00 WDEED
CASH 19.50-
9512A03/18/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 8 9 8 7 3

IDENTIF. REFERENCE

MAR 18 11 21 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 116677