ADDRESS NEW OWNER AND
SEND TAX BILLS
James R. Hibbs
213 Graeme Dr.
Donelson, TN. 37214

mail

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee
Map-Parcel
96-01-38
3D2-56260

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, OPAL WELLS MEFFORD ELLER AND HUSBAND, RUDOLPH M. ELLER, hereinafter called the GRANTOR, have this day bargained and sold and by these presents do transfer and convey unto JAMES R. HIBBS AND WIFE, JOAN L. HIBBS, as tenants by the entirety, hereinafter called the GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

A certain tract of land in the Village of McWhirtersville, now Donelson, Tennessee, in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, and described as follows: Beginning in the center of the Nashville and Lebanon Turnpike Road at the S. W. corner of the Hal Harding Place; thence westwardly with the center of said Turnpike 93 feet to the easterly margin of an alley separating this lot from the Old Christian Church Lot: thence with the easterly margin of said alley and continuing beyond end of said alley north 12½ degrees east 187½ feet to a point, being the northwesterly corner of lot conveyed by E. S. Fulghum and wife, to E. E. Fulghum, by deed of record in Book 638, Page 62, Register's Office for said County; thence with the northerly margin of said lot south 75 degrees east 93 feet to the west line of the Hal Harding Place; thence with said line south 12½ degrees west 187½ feet to the point of beginning. Note: Road has been widened, tax records indicating land to be 93 feet by 158 feet in depth.

Being the same property conveyed to Lewis R. Mefford and wife, Opal Wells Mefford by deed from Lewis R. Mefford of record in Book 1172, Page 94, Register's Office for Davidson County, Tennessee. Lewis R. Mefford having since died. Opal Wells Mefford having since married Rudolph M. Eller, who joins in this conveyance for the purpose of conveying all his marital rights, title and interest in and to said property.

Subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

1986 taxes not prorated to be paid by Grantee.

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0888

THE GRANTOR further covenants and binds themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Part of the consideration of this conveyance is secured by a deed of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 12 day of May, 1986.

Opal W Eller
OPAL WELLS MEFFORD ELLER

Rudolph M. Eller
RUDOLPH M. ELLER

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 12 day of May, 1986, before me personally appeared OPAL WELLS MEFFORD ELLER AND HUSBAND, RUDOLPH M. ELLER, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Hendersonville, Tennessee, this the 12 day of May, 1986.

Lucille P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

James R. Hibbs
AFFIANT

Subscribed and sworn to before me, this the 12 day of May, 1986.

Lucille P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

IDENTIFICATION REFERENCE
May 14 9 30 AM 86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

005855

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6856 PAGE 219

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

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
3794A05/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00585

IDENTIFICATION REFERENCE

MAY 14 9 30 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 247624