This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

# WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
**DOUGLAS R. BERRY**
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

James A. Hambrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES A. HAMBRICK, et ux (NAME) | MORTGAGE TRUST COMPANY (NAME) | 59-14 |
| 3904 Mallard Drive (STREET ADDRESS OR ROUTE NUMBER) | 2401 Hillsboro Road (STREET ADDRESS) | 17 |
| Nashville, Tennessee 37218 (CITY) (STATE) (P.O. ZIP) | Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | 13DA 44520 |

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, BRENDA JOYCE TAYLOR TIBBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. HAMBRICK and wife, ALICE M. HAMBRICK

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:

Being Lot No. 232 on the Plan of Treppard Heights of record in Plat Book 2663, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Brenda Joyce Taylor by deed from Jackson B. Divinny and wife, Norma Divinny, of record in Book 4261, page 974, Register's Office for Davidson County, Tennessee.

Brenda Joyce Taylor has since married Prodie Tibbs, Jr. who joins in this deed for the purpose of conveying any interest he may have in the said property.

FILED
IDENTIFICATION REFERENCE
JUN 18 10 04 AM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( X ) improved property, known as 3904 Mallard Drive, Nashville, Tennessee 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 our hand s this 10th day of June, 19 86

Brenda Joyce Taylor Tibbs — Prodie Tibbs Jr.

BRENDA JOYCE TAYLOR TIBBS — PRODIE TIBBS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Joyce Taylor Tibbs and Prodie Tibbs, Jr.

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of June, 19 86.

Commission Expires October 19, 1986

Janice K. Deiss, Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | PEL - 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 |
|---|---|---|---|---|

52000.00- CAMT.
135.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 141.70=
6770AG6/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 6 3 1

IDENTIFICATION REFERENCE

JUN 18 10 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260320