THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

# WARRANTY DEED

BOOK 6946 PAGE 989

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| LARRY D. HUNTER, ET UX | SAME | 52-11-24 |
| (NAME) | (NAME) | |
| 1035 BERWICK TRAIL | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| MADISON, TN. 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

FELIX Z. WILSON, JR., REGISTER DAVIDSON COUNTY, TN
AUG 12 11 26 AM '86
IDENTIFICATION REFERENCE
07311

E. C. CHANCE AND WIFE, MALINDA E. CHANCE, hereinafter referred to as Grantors,
*has bargained and sold, and does hereby transfer and convey unto the said*
LARRY D. HUNTER AND WIFE, EVELYN L. HUNTER, hereinafter referred to as Grantees,
their *(successors), heirs and assigns,*
*certain real estate in* DAVIDSON *County, Tennessee, as follows:*

LAND in the 11th Civil District of said County, being Lot No. 40 on the Plan of Madison Heights, Section II, Part III, as of record in Book 2083, page 98, Register's Office for said County, and described as follows:

BEGINNING at a point on the northwesterly margin of Peeler Trail at the corner of Lots Nos. 39 and 40; thence with the line between said two lots, northwestwardly 245.25 feet to a point; thence South 81° 27' West 16.5 feet to a concrete monument at the corner of Lots Nos. 40 and 41; thence with the line between said two lots, southwestwardly 235.85 feet to the northeasterly margin of Berwick Trail; thence with the same southwestwardly 160.31 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northeastwardly 39.52 feet to the northwesterly margin of Peeler Trail; thence with the same, northeastwardly 118.45 feet to the beginning.

Being the same property conveyed to E. C. Chance by deed from Richard Anderson Hooper, Jr. and wife, Dorothy D. Hooper of record in Book 6878, page 61, Register's Office for Davidson County, Tennessee.
Malinda E. Chance join in this conveyance for the purpose of conveying any rights, title, or interest she may have in this property, marital or otherwise.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 106,000.00

Subscribed and sworn to before me, this the 8 day of August 19 86.

Affiant Evelyn L. Hunter

My commission expires: 3/8/89 (Affix Seal)

Notary Public Carolyn Deffo

unimproved ( )
This is improved ( X ) property, known as 1035 Berwick Trail, Madison, Tn. 37115
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
Grantees,
their *(successors),*
*heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said*
Grantees, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 8 *day of* August, 19 86, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. C. Chance

Malinda E. Chance

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State,* E. C. CHANCE AND WIFE, MALINDA E. CHANCE

*the within named 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* Nashville *Tennessee, this* 8 *day of* August *, 19*86*.*

Carolyn Duff *Notary Public*

*Commission expires* 3/8/89

CAROLYN DUFFS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Before me,* ..... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *, with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *, the within named bargainor, a corporation, and that* ..... *he as such* ..... *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* ..... *.*

*Witness my hand and seal, at office in* ..... *, this* ..... *day of* ..... *, 19*.....

..... *Notary Public*

*Commission expires* .....

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6946 PAGE 991

| | | |
|---|---|---|
| .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 |
|---|---|---|---|---|
| | | | 296.00 CO TX | |
| | | | .50 | |
| | | | 6.00 MO | |
| | | | CO TX 444.00 | |
| 08/12/96 | | | .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30731

IDENTIFICATION REFERENCE

Aug 12 11 26 AM '96

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 282165