BOOK 7163 PAGE 708

Return To:
THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, Attorney
P. O. BOX 2873
HENDERSONVILLE, TN 37077

MAP GROUP PARCEL
071 12 0 081.00

MORTGAGEE:
CITIZEN'S BANK
P.O. BOX 149
ELIZABETHTON, TN 37643

SEND TAX BILLS TO:
NEW OWNER'S ADDRESS:
DANIEL W. CALDWELL
1636 UNION HILL ROAD
GOODLETTSVILLE, TN 37073

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, JAMES R. HATCHER AND SHELTON HATCHER, have this day bargained and sold and by this instrument do transfer and convey unto DANIEL W. CALDWELL AND WIFE DEBRA M. CALDWELL, their heirs and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lots 11 and 13, on plan of Walnutgrove Addition as of record in Book 332, Page 34, Register's Office of Davidson County, Tennessee.
>
> SAID Lots 11 and 13 front together 200.0 feet on northerly side of Cherokee Avenue and extends back 257.5 feet on west line and 270.3 feet on east line to a dead line measuring 200.0 feet theron.
>
> BEING the property conveyed to Daniel W. Caldwell and wife, Debra M. Caldwell, by deed from James R. Hatcher and Shelton Hatcher, of record in Book 6797, Page 892, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to DANIEL W. CALDWELL AND WIFE, DEBRA M. CALDWELL, their heirs, successors, and assigns, forever.

AND JAMES R. HATCHER AND SHELTON HATCHER, covenant with DANIEL W. CALDWELL AND WIFE, DEBRA M. CALDWELL, 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.

JAMES R. HATCHER AND SHELTON HATCHER, further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to DANIEL W. CALDWELL AND WIFE, DEBRA M. CALDWELL, their heirs, successors,

03/11 146.50- CHECK

410

and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, JAMES R. HATCHER AND SHELTON HATCHER, have hereunto set their hand on this the 24th day of February, 1987.

James R. Hatcher Shelton Hatcher

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named, JAMES R. HATCHER AND SHELTON HATCHER, the bargainors with whom I am personally acquainted, and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 24th day of February, 1987.

My Commission Expires:
7/26/90

Notary Public

NOTARY PUBLIC AT LARGE

The actual consideration or value whichever is greater for this transfer is $ 50,000.00 .

Daniel M. Caldwell
Affiant

Sworn to and subscribed before me, this the 24th day of February, 1987.

My Commission Expires:
7/26/90

Notary Public

NOTARY PUBLIC AT LARGE

026.33

IDENTIFICATION REFERENCE

MAR 11 9 33 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50[illegible].00- CAMT.
140.00 CSTAX
.50 PRFEE
6.00 WDCUD
CHECK 146.50-
04108[illegible]/[illegible]/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026.3.3

IDENTIFICATION REFERENCE

MAR 11 9 33 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55562