BOOK 7266 PAGE 303

35728

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:
Richard C. Totty, et ux
4765 Andrew Jackson Parkway
Hermitage, TN 37076

MORTGAGEE:
First Southern Bank
Mt. Juliet Road
Mt. Juliet, TN 37122

JUN 12 3 46 AM '87
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Map & Parcel No. 64-1-56
Field Book No. 4D-91022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **C. Hooper Development Company, Inc.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard C. Totty and wife, Brenda L. Totty,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 40 on the Plan of Brandywine Place as of record in Book 6250, page 327, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being a part of the same property conveyed to C. Hooper Development Company, Inc., by virtue of a deed from Fannie Louise Patton, unmarried as of record in Book 6305, page 873, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 40, Brandywine Place, Old Hickory, Tennessee, 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6488, page 764, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6250, page 327, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 my hand this 9th day of June, 1987.

C. HOOPER DEVELOPMENT COMPANY, INC.

BY: _____
C. E. HOOPER, Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. E. Hooper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Secretary/Treasurer of C. Hooper Development Company, Inc., a corporation, and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 6-11-88

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 55,000.00.

_____
AFFIANT

Subscribed and sworn before me
this 9th day of June, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 6-13-90.

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

RECEIVED OF _____

FOR _____

BOOK 7266 PAGE 305

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
			55000.00- CAMI.	
			154.00 STAX	
			.50 PRFE	
			6.00 WDE-1	
			CHECK 160.50-	
8446A06/12/87			BAL .50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 5 7 2 8.

IDENTIFICATION REFERENCE

JUN 12 8 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92755