THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

# WARRANTY DEED

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| James M. Hammonds, Jr.<br>2529 Forest View Drive<br>Antioch, TN 37013 | same | Map 118-01<br>Parcel 151 |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Frances Sarah Brown, unmarried

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto
James M. Hammonds, Jr. and wife, Rhonda G. Hammonds and
Richard C. Jobe, Jr. and wife, Jacqueline C. Jobe

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41, on the plan of L. G. Noel's Idelwild, as of record in Book 161, page 120, Register's Office for said County.

Said Lot No. 41 fronts 50 feet on the southerly side of Halcyon Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frances Sarah Brown by deed from Charles A. Howell, Jr. and wife, Helen B. Howell of record in Book 4808, page 926, Register's Office, Davidson County, Tennessee.

Taxes for the year 1987 are prorated and assumed by the Grantees herein.

( ) unimproved
This is (x) improved property at 1109 Halycon Avenue, Nashville, TN

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 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 12TH day of June, 1987.

Frances Sarah Brown
FRANCES SARAH BROWN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances Sarah Brown

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 1987.

My Commission Expires:
1-31-89

NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $19,600.00.

AFFIANT

Subscribed and sworn to before me this 12th day of June 1987.

My Commission Expires:
1-31-89

NOTARY PUBLIC

RUSH

JUN 17 8 23 AM '87
DAVIDSON COUNTY TN

IDENTIFI REFERENCE

37038

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

RECEIVED OF _____

FOR _____

BOOK 7270 PAGE 202

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 19600.00- | CAMT. |
| | | | 54.88 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 61.38- |
| | | | U014A06/17/87 | BAL .01 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37038.

IDENTIFI REFERENCE

JUN 17 8 23 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 94291