Prepared by: Blake Freeman, Atty., P. O. Box 1368, Madison, TN 37116

# WARRANTY DEED

BOOK 7275 PAGE 33

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James C. Hester (NAME) | Singleton Mortgage Corp. (NAME) | 86-14-A |
| 183 Thistle Lane (STREET ADDRESS OR ROUTE NUMBER) | 6263 Poplar Ave. (STREET ADDRESS) | 183-CO |
| Hermitage, TN. 37076 (CITY) (STATE) (ZIP) | Memphis, TN 38119 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------$10.00---------- Dollars,

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

JUN 22 3 00 PM 1987

3 8 7 6 9

IDENTIFICATION REFERENCE

SUSAN C. MCMINN, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES C. HESTER

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.

Being Unit No. 183 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, page 682, Register's Office for Davidson County, TN., to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Susan C. McMinn and James C. Hester by deed from Thomas W. Grumke and wife, Jane Barry-Grumke of record in Book 6380, page 150, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me this the 19th day of June 1987

Affiant

My commission expires 3-2-91

(Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

unimproved ( )

This is improved (X) property, known as 183 Thistle Lane, Hermitage, TN. 37076

(House Number) (Street) P.O. Address. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year taxes, prorated & assumed by grantees.

We further covenant and bind ourselves, our heirs 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.

Whenever 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 hands this 19th day of June, 19 87, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Susan C. McMinn

SUSAN C. MCMINN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7275 PAGE 34

*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Susan C. McMinn

*the within named bargainor*, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Madison, *Tennessee, this* 17 *day of* June, *19* 87

*Notary Public*

*Commission expires* 3-4-91

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 (or proved to me on the basis of satisfactory evidence), 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

Compliments of
**Madison Title Company**
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

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

RECEIVED OF _____

FOR _____

BOOK 7275 PAGE 35

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 60000.00- CONT. | |
| | | | 168.00 CSTAX | |
| | | | .50 PREE | |
| | | | 6.00 MDE D | |
| | | | CHECK 174.50- | |
| | | | 1989AD67287 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38769

IDENTIFICATION REFERENCE

JUN 22 3 00 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 96231