THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7449 PAGE 762

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Monica M. Hall (NAME) | Citizens & Southern Mortgage Company (NAME) | Map 82-16 |
| 925 Fatherland Street (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 656 (STREET ADDRESS) | Parcel 176 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Tucker, GA 30085-0656 (CITY) (STATE) (ZIP) | FB #18W 04385 |

*FOR AND IN CONSIDERATION of the sum of* THIRTY-TWO THOUSAND AND 00/100---------- ($32,000.00) *Dollars,*

Ronald Haffkine, unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said* Monica M. Hall, unmarried

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

BEING the southerly part of Lot No. 98 on the plan of Barrow's Addition to Edgefield, now East Nashille of record in Plat Book 1, page 13, Chancery Court for said County.

SAID part of Lot No. 98 fronts 50 feet on the northerly margin of Fatherland Street and extends back between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to Ronald Haffkine by deed from Robert S. Billingsley and wife, Kathryn M. Billingsley of record in Book 7026, page 48, said Register's Office.

97721

IDENTIFICATION REFERENCE

JAN 15 10 45 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $ 32,000.00

*Subscribed and sworn to before me this the* 14th *day of* January 19 88

*My commission expires* 3-11-90

(Affix Seal)

Affiant: Monica M. Hall

Notary Public: Mitchell A. Watts

NOTARY PUBLIC AT LARGE

*unimproved ( )*
*This is improved (X) property, known as* 925 Fatherland Street, Nashville, TN 37206
(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*

*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* 14th *day of* January, 19 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Ronald Haffkine

STATE OF TENNESSEE
COUNTY OF DAVIDSON



*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Ronald Haffkine

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

*Witness my hand and official seal at* Nashville, Tennessee, *this* 14th *day of* January, *19* 88

Mitchell A Watts *Notary Public*

*Commission expires* 3-11-90

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

Ronald Haffkine, unmarried

TO

Monica M. Hall, unmarried

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
$ 0.50



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7449 PAGE 764

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CAMT | 32000.00 |
| DEM TX | 33.50 |
| [illegible] | 0.50 |
| WDEED | 6.00 |
| TOTAL | 96.10 |
| CHECK | 96.10 |

01/15/88 01 10:47 0001 8412

9 7 7 2 1:

IDENTIFICATION REFERENCE

JAN 15 10 45 AM '88

[illegible]
DAVIDSON COUNTY, TN

**No.** 53387