BOOK 7464 PAGE 611

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTURAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES: 10-29-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STINNETT & WILKINSON, Attorneys at Law, 106 Frey Street ~~108 S. Main St.~~, **Ashland City, TN 37015**
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Hendrickson, et ux	Same	Map 94, Parcel 97
(NAME)	(NAME)	Cheatham County Map 9D-3512
550 Beverly Hills Dr.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Davidson County
Pegram, Tn. 37143		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Paul Bruce Grubbs and wife, Jewel D. Grubbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Hendrickson and wife, Connie Hendrickson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

In the 12th Civil District of Cheatham County, Tennessee.

BEING Lot No. 102 on the Plan of the resubdivision of Lots 101 and 102 of Dreamland Estates Unit No. 2, of record in Book 109, page 521, Register's Office of Cheatham County, Tennessee.

Said Lot No. 102 fronts 200.0 feet on the southeasterly margin of Beverly Hills Drive and extends back between lines 520.0 feet on the northeasterly line and 519.2 feet on the southwesterly line to a dead line in the rear, on which it measures 114.5 feet thereon.

BEING the same property conveyed to Paul Bruce Grubbs and wife, Jewel D. Grubbs, by deed from James Robert Burgess and wife, Sarah Ann Burgess, of record in Book 175, page 85, Register's Office for Cheatham County, Tennessee.

This conveyance is subject to restrictions of record in Book 109, page 431, and set back line and utility easement shown on plat of record in Book 109, page 521, Register's Office for Cheatham County, Tennessee.

NOTE: A small part of said land is assessed for taxes in Davidson County, Tennessee.

As a part of the consideration Grantee assumes and agrees to pay the remaining balance on a note described in a deed of trust of record in Book 244, page 894, said Register's Office in the amount of $70,723.11.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) P.O. Address (City or Town) (Postal Zip)

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 our hand s this 29th day of January, 19 88

Paul Bruce Grubbs

Jewel D. Grubbs

STATE OF TENNESSEE
CHEATHAM County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Bruce Grubbs and wife, Jewel D. Grubbs

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee, this 29th day of January, 1988.

Commission expires 10-29-89

James H. Stennett Jr.
Notary Public

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he/they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

PAUL BRUCE GRUBBS, ET UX

TO

JACK HENDRICKSON, ET UX

CHEATHAM COUNTY STATE OF TENNESSEE:
Office of the Register 2-3, 1988
I, BETTY J. ROSS, Cheatham County Register do certify that the Foregoing instrument and certificate was received in my office at 11:10 o'clock A.m., on 2-3, 1988 entered in Note Book 1, Page 154, and recorded in Book No. 216, Page 45. The following amounts were paid under receipt No. 9115
STATE TAX: DEED $ 320.00
STATE TAX: MTCS $ .50
PROBATE FEE: $ 8.00
RECORDING FEE: $ 330.50
TOTAL $
Betty J. Ross REGISTER

FEB 8 9 26 AM '88

IDENTIFICATION REFERENCE

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