BOOK 7588 PAGE 591

File Box 6

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Jon E. Hastings and wife, Emily H. Hastings | Same | Map 116-13 Parcel 97 |
| 204 Leake Ave. (STREET ADDRESS OR ROUTE NUMBER) | (NAME) | |
| Nashville Tn. 37205 (CITY) (STATE) (P.O. ZIP) | (STREET ADDRESS) (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~~ I, Ann Dixon Hodge (now Curtis) and husband, G. Thomas Curtis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon E. Hastings and wife, Emily H. Hastings

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

Being Lot Nos. 5 and 6 on the Plan of Belle Meade Subdivision as of record in Plat Book 1130, page 3, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Dixon Hodge, single, by deed from Jon B. Brock, single, of record in Book 6391, page 936, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1988 Metropolitan Government and Belle Meade City taxes.

2. All matters as shown on the Plan of record in Book 1130, page 3, said Register's Office.

1927 06/30 0101 03CHECK 418.10

45494

IDENTIFICATION REFERENCE

JUN 30 4 04 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 204 Leake Avenue, Nashville, Tennessee 37205.
(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, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 30th day of June, 19 88

Ann Dixon Hodge Curtis — Ann Dixon Hodge Curtis

G. Thomas Curtis — G. Thomas Curtis

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Dixon Hodge Curtis and husband, G. Thomas Curtis the bargainors 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 Nashville, Tennessee this 30th day of June, 1988.

Commission Expires: 5/13/89

Carol R. Lyle
Notary Public

STATE OF )
COUNTY OF )

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 purpose 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 _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Ann Dixon Hodge (now Curtis) and husband, G. Thomas Curtis

TO

Jon E. Hastings and wife, Emily H. Hastings

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

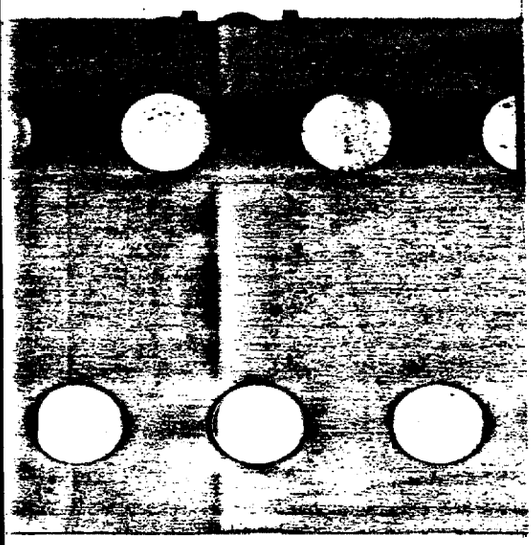
The actual consideration or value, whichever is greater, for this conveyance is $ 147,000.00.

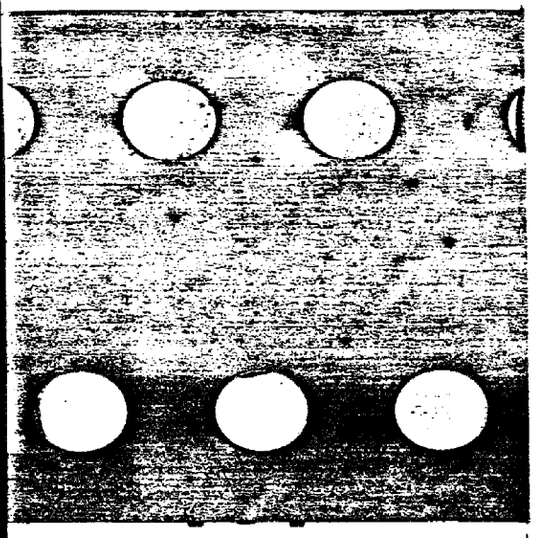
Jon Hastings

Subscribed and sworn to before me this 30th day of June, 19 88

My Commission Expires: 5/13/89

Carol R. Lyle
Notary Public





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 147000.00 |
| | | | CON TX | 411.60 |
| | | | PRFEE | 0.50 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 418.10 |
| | | | CHECK | 418.10 |
| 06/30/88 | | 01 | 16:04 0001 | 1827 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45494

IDENTIF. REFERENCE

JUN 30 4 04 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108577