THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

mail

8052 09/19 0101 03CHECK 228.59

ADDRESS NEW OWNER:
Warren Dale Haynes, et al
538 Debbie Drive
Hermitage, TN 37076

MORTGAGEE:
The Lomas & Nettleton Co.
P. O. Box 62925
Virginia Beach, VA 23462

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Field Book No. 4D-91783
Map & Parcel No. 76-1-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged I, **Dennis A. Robbins, a single person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Warren Dale Haynes and Mickey Hayes,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 88B on the Plan of Tulip Grove Woods, Phase I, as of record in Book 6900, page 73, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Dennis A. Robbins by virtue of a deed from Knight Construction Company as of record in Book 7049, page 973 and by deed from Gary L. Nelson, Sr., and wife, Robbie Nelson as of record in Book 7421, page 183, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CityFed Mortgage Company as of record in Book 7049, page 976, as assigned to Lomas & Nettleton Company as of record in Book 7579, page 786, said Register's Office, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees as is the hazard insurance.

This is improved property known as 538 Debbie Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6369, page 879, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6900, page 73, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 my hand this 13th day of September, 1988.

68409

TENNESSEE REGISTER'S OFFICE SEP 19 8 47 AM '88 WILSON COUNTY

Dennis A. Robbins

DENNIS A. ROBBINS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis A. Robbins**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 13th day of September, 1988.

Michelle H. Crocce
NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 67,266.39

Warren Haynes
AFFIANT

Subscribed and sworn before me
this 13th day of September, 1988.

Michelle H. Crocce
NOTARY PUBLIC

My Commission Expires: 6-18-90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7654 PAGE 784

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 67266.39
CON TX 222.09
PRFEE 0.50
WDEED 6.00
TOTAL 228.59
CHECK 228.59

09/19/88 01 08:47 0001 8052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68409

IDENTIFICATION

SEP 19 8 47 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135058