BOOK 7807 PAGE 273

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,023.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/24/92

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Peter R. Hatchett (NAME) | First Tennessee Bank (NAME) | MAP 18-16 |
| 209 Old Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER) | 165 Madison Avenue, Suite 710 (STREET ADDRESS) | PARCEL 94 |
| Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP) | Memphis, TN 38101 (CITY) (STATE) (ZIP) | GO 13796 |

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, Thomas Richard Malone and wife, Betty Jean Malone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter R. Hatchett

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

Land in the 10th Civil District of Davidson County, Tennessee, bein Lot No. 5 of the Avril Warmack Subdivision, not of record described according to a survey made by John M. Sullivan, September 9, 1979, described as follows:

Beginning on the northerly margin of McClure Street at the southwest corner of the property conveyed to Clara V. Williams of record in Book 3377, page 308, said Register's Office; thence with said Williams' westerly line of N 16 degrees 39' West 197.8 feet; thence South 80 degrees 07' West 57 feet, thence South 18 degrees 43' East 197.7 feet to the northerly margin of McClure Street; thence with the same easterly 50 feet to the beginning.

Being the same property conveyed to Thomas Richard Malone and wife, Betty Jean Malone by Quitclaim Deed of record in Book 5916, page 246, Register's Office for said County.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

For and in consideration of ten dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 23, 1979, and filed for record August 1, 1979, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5474, page 485, and note of even date thereby secured, in the original amount of $13,150.00 payable to First Tennessee Bank which debt the grantee herein assumes to pay as part payment of the purchase price.

unimproved ( )
This is improved (X) property, known as 209 Old Brick Church Pike, Goodlettsville, TN 37072
(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 28th day of March, 19 89

~~Betty Jean Malone~~ ~~Thomas Richard Malone~~

Betty Jean Malone Thomas Richard Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7807 PAGE 274

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Richard Malone and wife, Betty Jean Malone

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 Nashville, Tennessee, this 28th day of March 19 89.

Commission expires 5/20/92

Laura S. Hoffman
Notary Public

STATE OF TENNESSEE

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 ____.

1666 04/03 01:01 03CHECK 72.50

My commission expires _____

_____
Notary Public

21437

WARRANTY DEED

FROM
Thomas Richard Malone
Betty Jean Malone

TO
Peter R. Hatchett

IDENTIFICATION REFERENCE

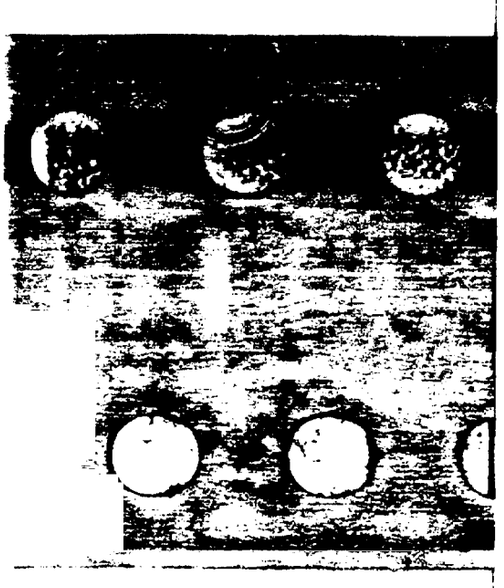
APR 3 2 30 PM '89

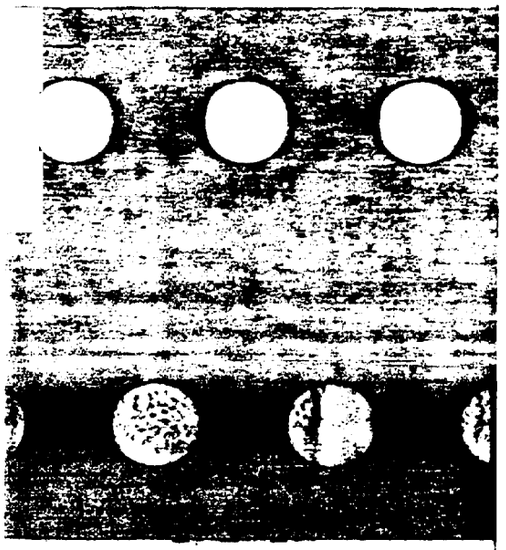
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

CONTINUATION OF LEGAL DESCRIPTION

The grantee further hereby assumes the obligations of Thomas Richard Malone and wife, Betty Jean Malone, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of indebtedness above mentioned.





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

RECEIVED OF _____

FOR _____

BOOK 7807 PAGE 275

| | | |
|---|---|---|
| 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
200253.53
ERR CO
CAMT
200253.53-
CAMT 20023.53
COM TX 66.00
PRFEE 0.50
WDEED 6.00
TOTAL 72.50
CHECK 72.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/89 01 14:32 0001 1666

21437

IDENTIFICATION REFERENCE

APR 3 2 30 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 196107