FILE IN BOX #4
FORM NO. WD-1
89-10-13

BOOK 7969 PAGE 773

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Michael L. Hastings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 1989.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY, Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE: SOVRAN BANK | MAP-PARCEL NUMBERS |
|---|---|---|
| MICHAEL L. HASTINGS, ETUX (NAME) | "NEW OWNERS" (NAME) | MAP 61-12 |
| 143 CHOCTAW Dr. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 30 |
| HENDERSONVILLE, TN 37075 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | FB#: 15DZ-23105 |

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, FRANCES C. ROSE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL L. HASTINGS and wife, DARLENE L. HASTINGS, as tenants by the entirety,

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 Davidson County, Tennessee, being Lot No. 109 on the Plan of Eastdale Place, a Subdivision of part of Lot No. 4 in the division of the William William's Land on Gallatin Turnpike, of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.

SAID Lot No. 109 fronts 80 feet on the northerly margin of Riverwood Drive and extends back 200 feet between parallel lines to a dead line in the rear measuring 80 feet thereon.

BEING the same property conveyed to Frances C. Rose, unmarried, by Deed from Leola Pride, of record in Book 6495, Page 156, and re-recorded in Book 6538, Page 881, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Nicholas A. Rose, Jr. (as to a one-half (1/2) undivided interest), being filed of record simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1127 Riverwood Drive, Nashville, TN 37216
(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 her hand this 24th day of October, 1989

Frances C. Rose
FRANCES C. ROSE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, PETER WEISS, a Notary Public in and for said County and State, the within named FRANCES C. ROSE, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 24th day of October, 19 89.

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM
FRANCES C. ROSE, unmarried

TO
MICHAEL L. HASTINGS and wife,
~~DARLENE E. HASTINGS~~

77227

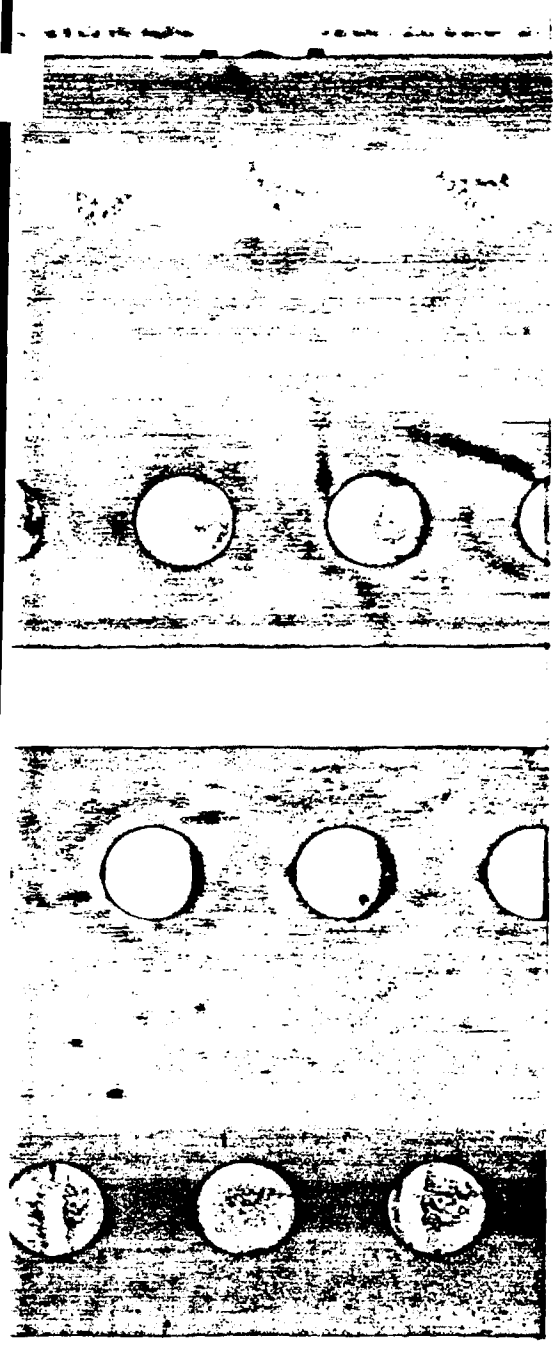
IDENTIF. TREFERENCE

Oct 27 12 19 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

**FOLEY & WEISS**
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

9546 10/27 0101 03CHECK 175.30



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7969 PAGE 775

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

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

CAMT 51000.00
CON TX 168.30
PRFEE 1.00
WDEED 6.00
TOTAL 175.30

CHECK 175.30
10/27/89 01 12:21 0001 9546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77227

IDENTIF. REFERENCE

OCT 27 12 19 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261656