Mail

THIS INSTRUMENT PREPARED BY:
Williams & Smith
1100 L&C Tower
P.O. Box 3079
Nashville, TN 37219-0079

BOOK 8037 PAGE 982

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Thomas A. Gale and wife, Betty L. Gale 909 Glendale Lane Nashville, TN 37204	Sovran Mortgage Corp. 201 East Cary St. Richmond, VA 23219	Map # 132.09 Parcel # 71

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, BOBBY JOE HIPPS, Individually, and Administrator, C.T.A. of the Estate of Gladys Ann Rader and KATHERINE ANN HUFFMAN, do hereby transfer and convey unto THOMAS A. GALE and wife, BETTY L. GALE, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 18 on the map showing subdivision of Lots Nos. 27, 28, 36 to 43, inclusive, and parts of Lots Nos. 35 and 44 in Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee. Said Lot No. 18 fronts 100 feet on the southerly side of Glendale Park Avenue, and runs back between parallel lines 285 feet to a dead line.

BEING the same property conveyed to Laurie Hope Rader and wife, Gladys Ann Rader by deed from Gus E. Gourieux and wife, Mattie Seay Gourieux of record in Book 1102, Page 318, Register's Office for Davidson County, Tennessee. The said Laurie Hope Rader has since died vesting fee simple title in Gladys Ann Rader as surviving tenant by the entirety. The said Gladys Ann Rader has since died leaving a Holographic Will in Book 161, Page 654, Probate Court Clerk's Office for Davidson County, Tennessee. This Will is subject to an Agreed Judgment of record in Minute Book 334, Page 96, Probate Court Clerk's Office for Davidson County, Tennessee, which recognizes Bobby Joe Hipps and Katherine Ann Huffman as the devisees of said real property.

This is improved real property known as 909 Glendale Lane, Nashville, Tennessee, 37204.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said THOMAS A. GALE and wife, BETTY L. GALE, their heirs, successors and assigns forever.

The undersigned covenant with the said THOMAS A. GALE and wife, BETTY L. GALE, that they are lawfully seized and possessed of said real property in fee simple; have the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1990 which are prorated to the date of closing and assumed by the Grantees.

2. Easement for sewers of record in Book 6303, Page 813, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 670, Page 12, Register's Office for Davidson County, Tennessee.

Except as stated above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said THOMAS A. GALE and wife, BETTY L. GALE, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Bobby Joe Hipps, Administrator, C.T.A. of the Estate of Gladys Ann Rader, Probate Court of Davidson County, Tennessee, joins in this conveyance for purpose of conveying any interest he may have in the subject property in his capacity as Administrator but no further or otherwise.

IN WITNESS WHEREOF, the undersigned have executed this 31st day of January, 1990.

Bobby Joe Hipps adm. cta
BOBBY JOE HIPPS,
Administrator, C.T.A. of the estate of Gladys Ann Rader

Bobby Joe Hipps
BOBBY JOE HIPPS, Individually

Katherine Ann Huffman 1/31/90
KATHERINE ANN HUFFMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard Notary Public in and for the State and County, the within named BOBBY JOE HIPPS, Individually, and Administrator of the estate of Gladys Ann Rader with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for the State and County, the within named KATHERINE ANN HUFFMAN, 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 31st day of January, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $70,000.00.

Thomas A. Gale 1-31-90
THOMAS A. GALE

Sworn to and subscribed before me this 31st day of January, 1990.

Elizabeth K. Barnard
NOTARY PUBLIC

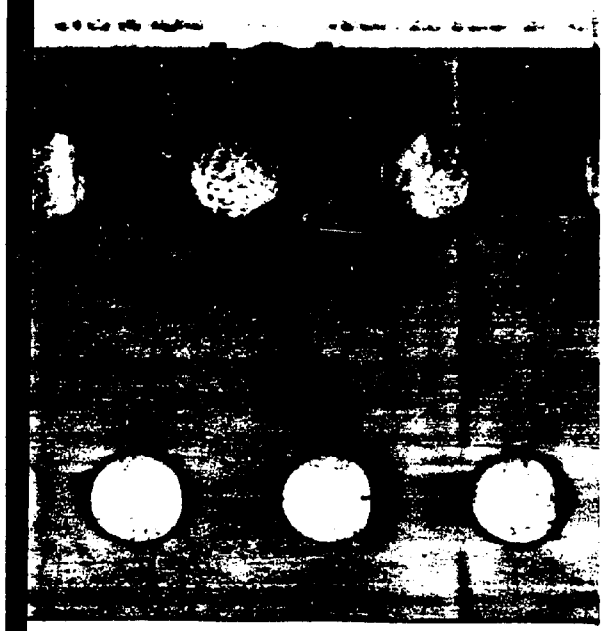
My Commission Expires: 1/23/94

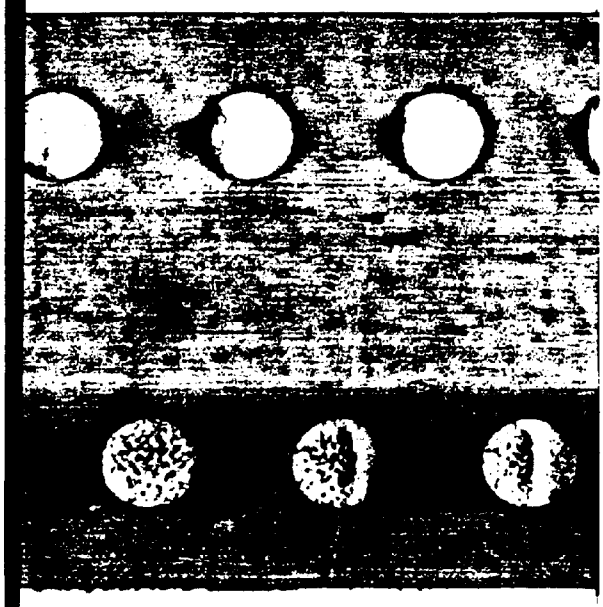
00971

IDENTIF. TREFERENCE

FEB 1 3 30 PM '90

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8037 PAGE 985

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	70000.00
CON TX	231.00
PRFEE	1.00
WDEED	9.00
TOTAL	241.00
CHECK	241.00

02/01/90 01 15:27 0001 9470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00971

IDENTIF. TREFERENCE

FEB 1 3 30 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 289510