8138

BOOK 8138 PAGE 411

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Elmer Hooks and Godfrey Dixon (NAME) | Same (NAME) | |
| 1028 28th Ave. N. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 92-5 |
| Nashville, TN 37208 (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | 168 |

## WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) DOLLARS

I have bargained and sold, and by these presents do transfer and convey unto the said Elmer Hooks and Godfrey Dixon, with all rights of survivorship

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot #43 on the Plan of the subdivision of the Hefferman Place, as of record in Book 161, Page 138, Register's Office for said County.

Said Lot #43 fronts 50 feet on the Easterly side of 28th Avenue North, formerly McLaughlin Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leonard Hooks and Elmer Hooks by deed from Mrs. Della Hooks, Leonard Hooks, James Hooks, and Elmer Hooks of record in Book 4927, Page 644, Register's Office of Davidson County, Tennessee. Leonard Hooks having died without issue.

3661.8

TENNESSEE

JUN 25 3 20 PM '90

RUSH

3685 06/25 0101 03CHECK 139.00

This is improved (X) unimproved ( ) property, known as 1028 28th Avenue No., Nashville, TN 37208
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 25th day of June, 1990.

x Elmer Hooks

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Theresa K. Cox, a Notary Public in and for said County and State, the within named Elmer Hooks

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 25th day of June, 1990.

My commission expires 7-24-93 Notary Public Theresa K. Cox

THERESA K. COX NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of property (wh
This is equal to or greater than the property would bring at a fair and

_____

Sworn to and subscribed before me
this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00 _____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 90 _____
Deputy Register

This instrument was prepared by:

John M. Thrower, 1416 Parkway Towers, Nashville, TN 37219
Name Address

WARRANTY DEED

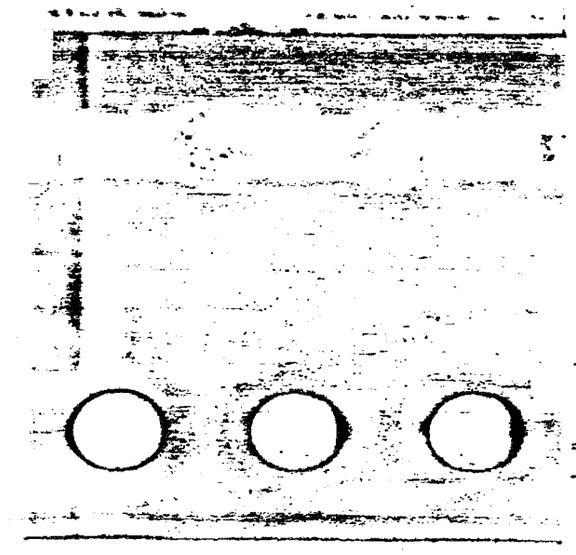
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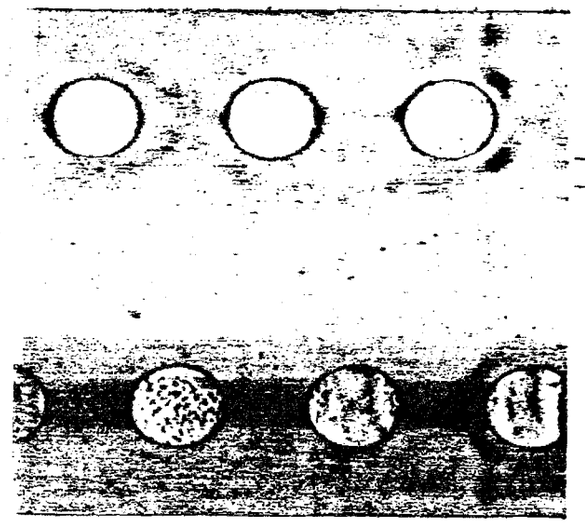
ELMER HOOKS

TO

ELMER HOOKS AND GODFREY DIXON

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219





**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 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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 6.00
TOTAL 139.00
CHECK 139.00

06/25/90 01 15:21 0001 3685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3661.8

IDENTIFICATION REFERENCE

JUN 25 3 20 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 331299