STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 64,000.00

Subscribed and sworn to before me, this the 20 day of July 19 90

My commission expires: November 15, 1993
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

| THIS INSTRUMENT WAS PREPARED BY | | | OB14749 |
|---|---|---|---|
| SOUTHEAST TITLE of Tennessee, Inc. | | | |
| Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027 | | | |
| ADDRESS OF NEW OWNER: | | SEND TAX BILLS TO: | |
| Roy Michael Lee | | Security Financial & Mortgage Corp. | |
| 2628 Union Hill Road (STREET ADDRESS) | | 12444 Powerscourt Drive, Suite 140 (STREET ADDRESS) | |
| Joelton, TN (CITY) | 37080 (STATE, ZIP) | St. Louis, MO (CITY) | 63131 (STATE, ZIP) |
| MAP & PARCEL NO | 15-0 94.02 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Clifford W. Haskins and wife, Janice L. Haskins

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Roy Michael Lee, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by J. C. Carney, Surveyor, dated April 06, 1960, and further described according to a survey by Southern Land and Associates, Inc. February 22, 1977, as follows:

BEGINNING at the point in Union Hill Road S 15 degrees 30 minutes W 632.5 feet from the northeast corner of the property conveyed to O. B. Goodwin and wife, by deed from S. H Goodwin and wife, of record in Book 1755, page 491, Register's Office for Davidson County, Tennessee; thence northwestwardly 370 feet; thence N 47 degrees E 105.5 feet; thence southwestwardly 317 feet to the beginning, containing 0.79 of an acre, more or less.

Being all of the property conveyed to Clifford W. Haskins and wife, Janice L. Haskins by Quitclaim Deed of record in Book 7145 page 9, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

2983 07/24 0101 03CHECK 218.20

4336 42

Jul 24 2 04 PM '90

THIS IS IMPROVED PROPERTY KNOWN AS 2628 Union Hill Road, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 20 day of July 19 90

Clifford W. Haskins

Janice L. Haskins

State of Tennessee
County of Davidson

On this 20 day of July, 19 90, before me personally appeared Clifford W. Haskins & Janice L. Haskins to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

November 10 1991

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8159 PAGE 305

| | | |
|---|---|---|
| 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 64000.00
CON TX 211.20
PRFEE 1.00
WDEED 6.00
TOTAL 218.20
CHECK 218.20

07/24/20 01 14:05 0001 2983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 6 4 2

JUL 24 2 04 PM '90

No. 339789