This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

# WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: July 23, 1994

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: Owner | MAP-PARCEL NUMBERS |
|---|---|---|
| JOE L. WALL, et al (NAME) | (NAME) | 53-11 |
| 425 E. Old Hickory Boulevard (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 44 |
| Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | LW 08640 |

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, CHARLES E. GANN and wife, BOBBIE GANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE L. WALL and H. MIKE SUGGS, d/b/a J & M INVESTMENTS

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:

Being Lot No. 38 on the Plan of Life & Casualty Company's Subdivision, Block "C", Map 3, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Charles E. Gann and wife, Bobbie Gann, by deed from Dorothy K. Cooper, Administratrix of the Estate of J. M. North and wife, Margaret, North, of record in Book 7477, page 458, Register's Office for Davidson County, Tennessee.

Property is subject to a sewer service line easement of record in Book 8183, page 328, said Register's Office.

54368

SEP 4 10 34 AM '90

3430 09/04 0101 03CHECK 40.00

unimproved ( X )
This is improved ( ) property, known as Lot No. 38, Hamblen Avenue, Old Hickory, Tn. 37138
(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 30th day of August, 19 90

Charles E. Gann
CHARLES E. GANN

Bobbie Gann
BOBBIE GANN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobbie Gann and Charles E. Gann

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 Goodlettsville, Tennessee, this 30th day of August, 19 90.

Commission Expires July 23, 1994

Notary Public

STATE OF _____

_____ County

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 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 official seal at office at _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____

Notary Public

**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 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 | 10000.00 |
| CON TX | 33.00 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 40.00 |
| CHECK | 40.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 90 09 30 01 10:35 0001 5430

543688

IDENTIFICATION REFERENCE

SEP 4 10 34 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
PAY

No. 352123