file box 8/jcb

BOOK 8386 PAGE 93

# WARRANTY DEED

THIS INDENTURE, made and entered into on this July 23, 1990,
by and between JOHN D. LONGDEN and RENEE F. LONGDEN, husband and wife

party of the first part, and STEVE D. HINSON and spouse, NANCI H. HINSON

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 13 on the plan of Bret Ridge, of record in Book 6900, page 121, Register's Office for said County.

SAID Lot No. 13 fronts 60.00 feet on the southerly margin of Jackson's View Road and extends back 110.00 feet on the easterly line and 110.00 feet on the westerly line to a dead line in the rear, measuring 60.00 feet thereon.

Property address: 1201 Jackson View Road, Hermitage, Tennessee 37076

BEING the same property conveyed to John D. Longden and wife, Renee F. Longden by deed from Gemcraft Homes (Tennessee), Inc., of record in Book 7493, page 24, Register's Office for Davidson County, Tennessee.

2 6 6 3 3

JUN 28 12 31 PM '91

TAX

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except subject to restrictions of record, conditions, reservations, and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

JOHN D. LONGDEN

RENEE F. LONGDEN

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STATE OF ~~TENNESSEE~~ MARYLAND, COUNTY OF BALTIMORE

Personally appeared before me, a Notary Public in and for said State and County, _____

John D. Longden and Renee F. Longden, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of July, 1990.

COLLEEN ANCRUM NOTARY PUBLIC BALTIMORE CO., MD.

Notary Public

My commission expires: August 1, 1991

(FOR RECORDING DATA ONLY)

Property Address 1201 Jackson's View Rd.
Hermitage, TN 37076

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

DOMINION BANKSHARES MORTGAGE CORPORATION

P.O. Box 291869

Nashville, TN 37229-1869

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is

$ 85,900.00,

which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Steve D. Hinson
Affiant

This instrument prepared by~~x~~ under supervision of:

Nathan C. Lee, Esq.

P.O. Box 358, Chester, VA 23831

(804) 751-0071

Subscribed and sworn to before me this 26th day of June, 19 91

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires: 9/26/92

State Tax .....$.....

Register's Fee .....50

Recording Fee .....6.00

Total .....$.....

T.G. #

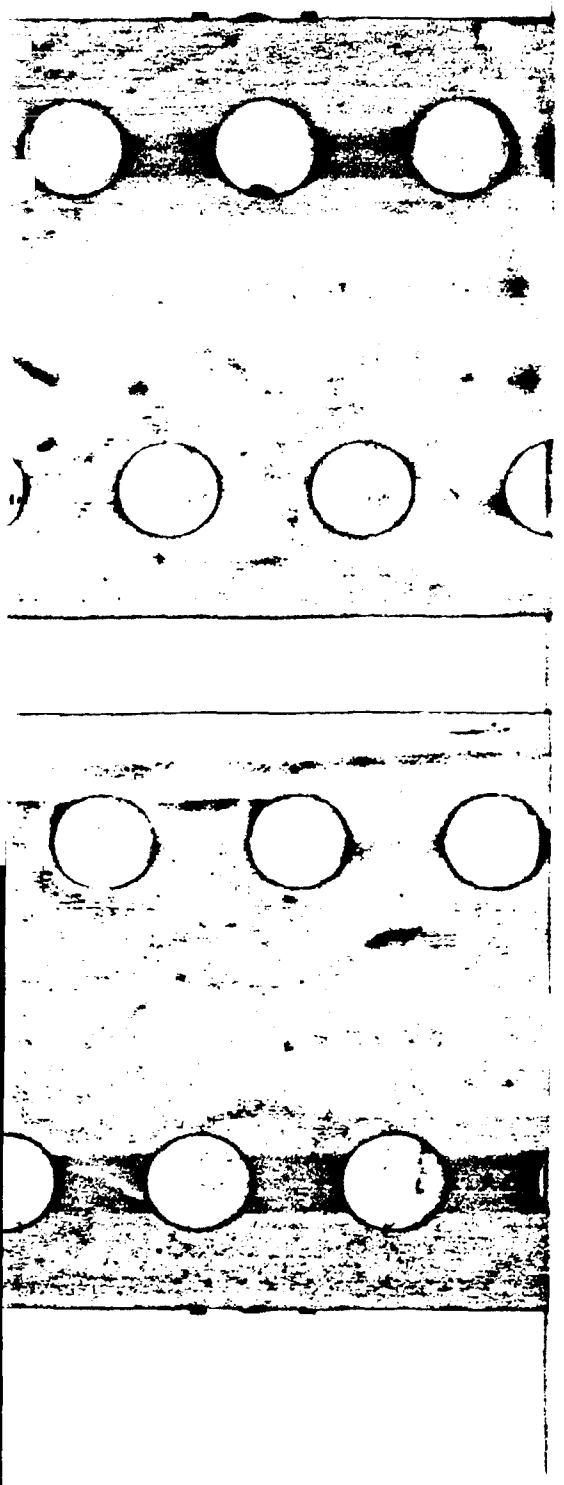
Return to: file box 8/jcb

8943 06/28 0101 CHECK 290.47

COMPLIMENTS OF MID-SOUTH TITLE INSURANCE CORPORATION

MST

Form 50 11/85



**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 85900.00
CON TX 283.47
PRFEE 1.00
WDEED 6.00
TOTAL 290.47
CHECK 290.47

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/28/91 01 12:31 0001 8943

26623

IDENTIFICATION REFERENCE

JUN 28 12 31 PM '91

No. 435930