PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30944)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 124000.00

x Peter Hoeflein
Affiant

Sworn and subscribed before me this 28th day of June, 1991.

Notary Public

My Comm. Expires: 9/24/92

7452 07/01 0101 03CHECK 465.80

**ADDRESS NEW OWNER:**
Peter Hoeflein
799 Saussy Place
Nashville, TN 37205

**MORTGAGEE:**
First Tennessee Bank
P.O. Box 1000, Dept. 47
Memphis, TN 38148

**MAP-PARCEL NUMBERS**
115-9-5 8DZ-64650

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth C. Walkup, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Hoeflein and spouse, Patricia Hoeflein,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 83 on the plan of West Meade Hills - Section Four, of record in Book 3300, page 46, Register's Office for said County.

SAID Lot No. 83, which is a corner lot, fronts 160.5 feet on the northeasterly margin of Saussy Place and fronts 212.14 feet on the northwesterly margin of Rodney Drive, said frontages being joined by a curve having a length of 37.71 feet, and extends back 203.55 feet on the northeasterly line and 246.03 feet on the northwesterly line to a point of intersection.

BEING the same property conveyed to Russell F. Walkup and wife, Ruth C. Walkup by deed from Jeneane S. Gross, a widow, of record in Book 6674, page 480, Register's Office for Davidson County, Tennessee. Russell F. Walkup has since died.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office and an easement for overhang purposes across the southeasterly and southwesterly portion of said lot.

FILED FOR RECORD
JUL 1 12 47 PM '91
DAVIDSON COUNTY TENN.
REGISTER'S OFFICE

27163

**This is improved property, known as:** 799 Saussy Place, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 28th day of June, 1991.

Ruth C. Walkup
**Ruth C. Walkup**

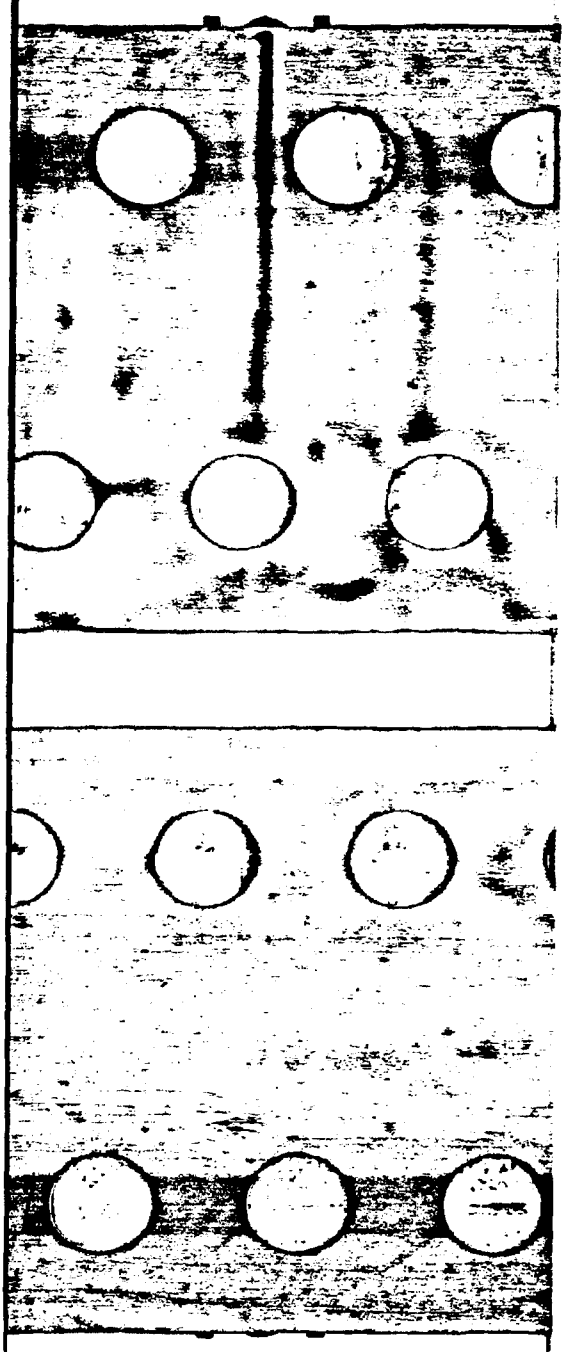
**State of Tennessee**
**County of Davidson**

On this 28th day of June, 1991, before me the undersigned authority, personally appeared Ruth C. Walkup, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/24/92

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8387 PAGE 746

| | | |
|---|---|---|
| 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
124000.00
CON TX 458.80
PRFEE ~~1.00~~
MTGFEE ~~6.00~~
TOTAL 465.80
CHECK 465.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/91 01 12:49 0001 7452

27163

IDENTIFICATION REFERENCE

JUL 1 12 47 PM '91

FELIX Z. WILSON, II
REGISTER

No. 436523