File 10987 File Box 38

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. W. HATCHELL (NAME)	NEW OWNER (NAME)	Map 103-6
959 Windrowe Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 109
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 8DA57026

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, EDWARD J. LARKIN, JR., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. W. HATCHELL and wife, MARY L. HATCHELL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Brookside Courts Addition No. 2, as of record in Plat Book 1835, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward J. Larkin, Jr, unmarried by deed from Todd A. Shuman and wife, Debra Rose Shuman of record in Book 7878, page 624, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1992, which have been prorated and assumed by the Grantee; (2) Easement of record in Book 5177, page 195; and (3) All matters appearing on the plan of record in Plat Book 1835, page 47, said Register's Office.

Jean M. Larkin, spouse of Edward J. Larkin, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Edward J. Larkin, Jr.

29503

IDENTIF. REFERENCE

JUL 22 10 40 AM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (XX) property, known as 509 Brookvale Terrace, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of July 19 92

Edward J. Larkin Jr.
EDWARD J. LARKIN, JR.

Jean M. Larkin
JEAN M. LARKIN

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STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD J. LARKIN, JR.

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

Witness my hand at office, this 16th day of July, 1992.

My commission expires 11/10/92 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____

My commission expires _____ Notary Public _____

STATE OF TENNESSEE COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean M. Larkin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16th day of July, 1992.

Notary Public

My Commission Expires:

6/8/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 19 92

MY COMMISSION EXPIRES: 6-8-93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM EDWARD J. LARKIN, JR.

TO J. W. HATCHELL

TAX 772.00 DAVIDSON CHECK 345.70

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110, The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 91000.00
CON TX 336.70
PRFEE 1.00
WDEED 8.00
TOTAL 345.70
CHECK 345.70

07/22/92 01 10:40 0001 7741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29503

IDENTIF. REFERENCE

JUL 22 10 40 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 552451