Wills Bk V 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8721 PAGE 711

ADDRESS NEW OWNER:
Timothy D. Hinsley
1069 Horseshoe Drive
Nashville, TN 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Maryland National Mortgage Corporation
P.O. Box 17131
Baltimore, MD 21203-7131

MAP AND PARCEL:
MAP 61-15
PARCEL 5
15dz 05205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mary Evelyn Hynds and husband, James E. Hynds, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy D. Hinsley, 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 28 On The Plan Of Locust Grove Estates, of record in Book 1424, Page 11, Register's Office, Davidson County, Tennessee

Being the same property conveyed to Elsie A. Gibbs for and during her natural life and at her death to her daughter, Mary Evelyn Hynds, by deed from Charles R. Moran and wife, Grace A. Moran of record in Book 4700, Page 903, Register's Office for Davidson County, Tennessee. James E. Hynds herein joins to convey any and all rights and interests he may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback line and public utility easement of record in Book 1424, Page 11, said Register's Office.

This is improved property known as 1069 Horseshoe Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Timothy D. Hinsley, their heirs and assigns, forever; and we, Mary Evelyn Hynds and husband, James E. Hynds 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28 day of August, 1992.

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Mary Evelyn Hynds
Mary Evelyn Hynds

James E. Hynds
James E. Hynds

STATE OF Texas)
COUNTY OF Tarrant)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Evelyn Hynds and husband, James E. Hynds the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at ~~28~~ Ft Worth ~~August~~ Texas, this the 28 day of August, 1992.

NOTARY PUBLIC

J. G. CERON
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 07-22-96

My Commission Expires:

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~Davidson~~ Tarrant)

3544 09/03 0101 03CHECK 193.63

The actual value or consideration, whichever is greater, for this transfer is $ 49,900.00.

Mary Evelyn Hynds
AFFIANT

Subscribed and sworn to before me this 28th day of August, 1992.

4296.0

IDENTIFICATION REFERENCE

SEP 3 3 13 PM '92

DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires:

J. G. CERON
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 07-22-96

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	49900.00
CON TX	184.63
PRFEE	1.00
WDEED	8.00
TOTAL	193.63
CHECK	193.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/03/92 01 15:13:0001 3544

42960

IDENTIFICATION REFERENCE

SEP 3 3 13 PM '92

DAVIDSON COUNTY, TN

No. 567225