Bet 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Deborah Kay Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Kay Hawkins, single	Debbie Kay Hawkins	MAP 116-4,
(NAME)	(NAME)	
705 Crescent Drive	705 Crescent Road	PARCEL 107
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Bettylyn McKinney-Minton and husband, Robert S. Minton, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Kay Hawkins, single

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:

LAND in Davidson County, Tennessee, being Lot No. 36 and parts of Lots Nos. 35 and 52 on the Map of Clearview Subdivision, as of record in Book 843, Page 8, in the Register's Office for said County, and described according to a survey dated September 6, 1960 made by William Collier Parrish Associates, Civil Engineers, as follows;

BEGINNING in the westerly margin of Crescent Road at an iron stake located at the common easterly corner of Lots Nos. 35 and 36 in said subdivision and running thence, across Lot No. 35, S. 82 deg. 52' West (corrected from N. 82 deg. 52' East as recited in the deed to Ira T. Adams of record in Book 3132, Page 5, said Register's Office), 89.8 feet to an iron stake in the line between Lots Nos. 35 and 52; said iron stake being 40 feet to the northwest of the common rear corner of said two lots; thence, crossing Lot No. 52, S 45 deg. 55' West, 78.5 feet to an iron stake in the line between Lots Nos. 51 and 52; thence, with said line, S 49 deg. 51' East, 38 feet to an old iron stake at the common rear corner of Lots Nos. 36, 37, 51, and 52; thence, continuing in the same direction, S. 49 deg. 51' East, along the southwesterly line of Lot No. 36, a distance of 38 feet to an iron stake at the southwesterly corner of Lot No. 36; thence, eastwardly, along the southerly line of Lot No. 36, a distance of 117.6 feet to an old stake in the westerly margin of Crescent Road; thence with the same northwardly 115 feet to the beginning.

BEING the same property conveyed to Bettylyn McKinney (formerly Bettylyn Niederhauser) by Quitclaim Deed from Louise D. McKinney and filed for record in Book 7458, Page 525, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 705 Crescent Drive, Nashville, TN 37205
(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 25th day of January, 19 94

Bettylyn McKinney-Minton
Bettylyn McKinney Minton

Robert S. Minton, Sr.
Robert S. Minton, Sr.

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 Bettylyn McKinney-Minton and husband, Robert S. Minton, Sr.

the bargainor S, 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 and official seal at Nashville, Tennessee, this 25th day of January, 1994.

Commission expires 11/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

LL322

IDENTIF ↑ REFERENCE

94 JAN 26 PM 3:06

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3708 01/26 0101 03CHECK

556-60

OFFICIAL RECEIPT

FELIX Z. WILSON. II

REGISTER OF DAVIDSON COUNTY
NASHVILLE. TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9230 PAGE 634

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				148000.00
			CON TX	547.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	556.60
			CHECK	556.60
01/26/94	01		15:06 0001	3708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11322

IDENTIF. & REFERENCE

94 JAN 26 PM 3:06

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 749650