THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37201

BOOK 9473 PAGE 309

BOX 35 FILE NO: 00274461

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Keith W. Hinton (NAME)	Mortgage Service America (NAME)	Map 120-9
1404 A&B Winthorne Drive (STREET ADDRESS OR ROUTE NUMBER)	1650 Tysons Blvd (STREET ADDRESS)	Parcel 118
Nashville, TN 37217 (CITY) (STATE) (ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------(10.00)---------- *Dollars,*

Cash in hand paid by Keith W. Hinton, unmarried
and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Hinton Trust, Emma M. Hinton, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said Keith W. Hinton, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5A 75 on the Plan of Glengarry Park, Section Five, of record in Book 3300, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hinton Trust, Emma M. Hinton, Trustee, by deed from Emma M. Hinton, of record in Book 7892, page 790, Register's Office for Davidson County, Tennessee.

94 SEP 23 AM 11:37
DAVIDSON COUNTY, TN

93570

IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 98,000.00

Subscribed and sworn to before me this the 20th *day of* September 19 94

Affiant Keith W Hinton

My commission expires: 03-22-97 (Affix Seal)

Notary Public Michele M. Cooper

unimproved ( )
This is improved (X) property, known as 1404 A&B Winthorne Drive (House Number) (Street) Nashville, TN 37217 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 20th *day of* September *19* 94 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Hinton Trust Emma M. Hinton Trustee
Hinton Trust, Emma M. Hinton, Trustee
Hinton Trust, Emma M. Hinton, Trustee

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~

BOOK 9473 PAGE 310

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Hinton Trust, Emma M. Hinton, Trustee

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ ~~DAVIDSON~~
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

BOOK 9473 PAGE 311

No. 5907

State of California

County of Santa Barbara

On Sept. 16, 1994 before me, Jana Kay Kendrick, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Emma M. Hinton,
NAME(S) OF SIGNER(S)

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JANA KAY KENDRICK
COMM. # 997812
Notary Public — California
SANTA BARBARA COUNTY
My Comm. Expires JUN 20, 1997

WITNESS my hand and official seal.

Jana Kay Kendrick
SIGNATURE OF NOTARY

OPTIONAL 1362 09/23 0101 07CHECK 305.60

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

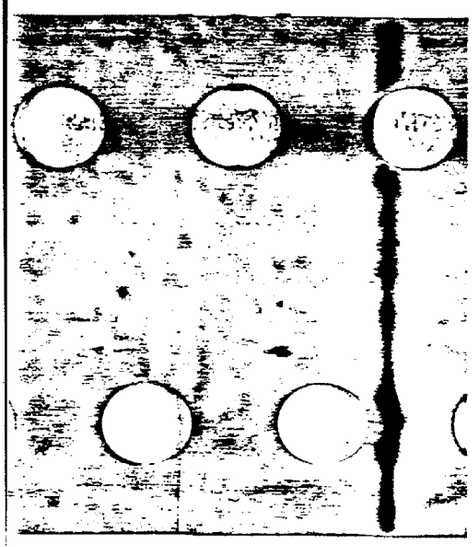
Warranty Deed
TITLE OR TYPE OF DOCUMENT

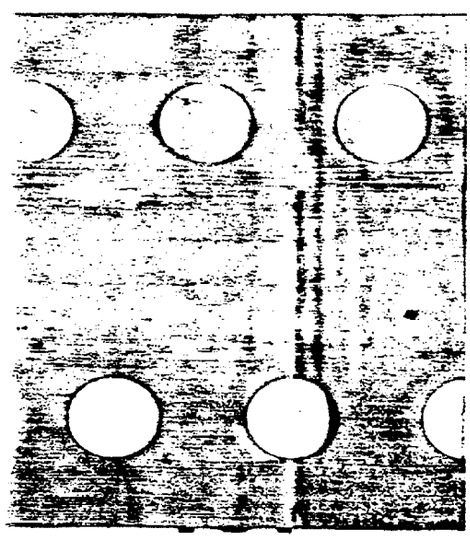
One
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

©1993 NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184





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

RECEIVED OF _____

FOR _____

BOOK 9473 PAGE 312

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	98000.00
CON TX	362.60
PRFEE	1.00
WDEED	12.00
TOTAL	375.60
CHECK	375.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1342

93570
IDENTIF. ↑ REFERENCE

94 SEP 23 AM 11:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 837629