BOOK 9486 PG 809

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Donald Hubert
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF October, 19 94

Christina S. Kelley
NOTARY PUBLIC

My Commission expires: 10-20-96

THIS INSTRUMENT PREPARED BY

George H. Cate, Jr., 95 White Bridge Road, Ste. 503, Nashville, TN 37205
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Donald R. Hubert, et ux (NAME) | SAME (NAME) | Map: 7-15 |
| 2041 Graceland Drive (ADDRESS) | (ADDRESS) | Parcel: 37 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 130,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES F. EDDINGS AND WIFE, MELBA SUE EDDINGS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DONALD R. HUBERT AND WIFE, LINDA G. HUBERT

hereinafter called the **GRANTEES**, their 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. 99 of Grizzard Manor, Section 5, 10th Civil District, Davidson County, Tennessee, as of record in Plat Book 4675, page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James F. Eddings and wife, Melba Sue Eddings by deed from Goodlettsville Development Co., Inc. of record in Book 5013, page 641, Register's Office for Davidson County, Tennessee.

Subject to: (1) matters shown on the Plan of record in Book 4675, pages 163 and 164, as amended in Book 4883, page 280, and Book 5067, page 912, said Register's Office; (2) restrictive covenants contained in instrument of record in Book 4675, page 163, said Register's Office; and (3) provisions with respect to sewage disposal system contained in Deed of Record in Book 5266, page 919, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2041 Graceland Drive, Goodlettsville, TN 37072
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 5th day of October, 19 94.

James F. Eddings
JAMES F. EDDINGS

Melba Sue Eddings
MELBA SUE EDDINGS

**INDIVIDUAL ACKNOWLEDGMENTS:**

BOOK 9486 PG 810

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES F. EDDINGS AND WIFE, MELBA SUE EDDINGS, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 5th day of October, 19 94.

My Commission expires: 11-30-96

Christina L. Neely
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

PICK-UP

94 OCT -6 PM 2:21
FELIX E. DUNCAN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

97669

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

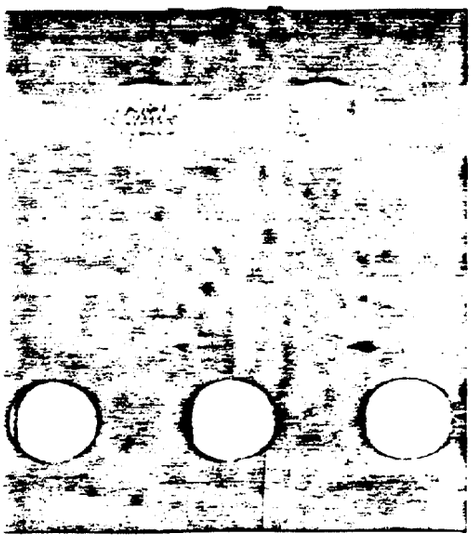
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

01:01 03CHECK

490.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

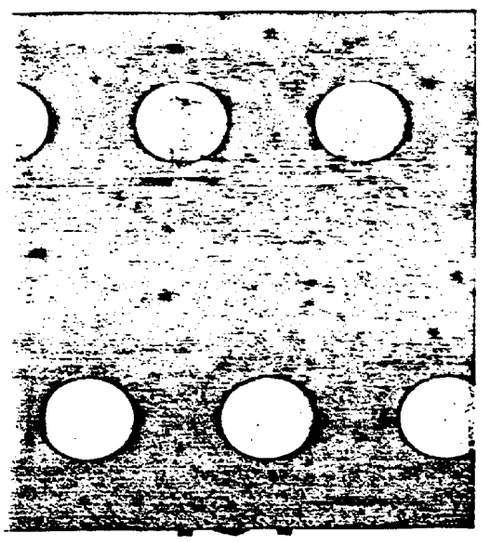
RECEIVED OF _____

FOR _____

BOOK 9486 PG 811

| | | |
|---|---|---|
| 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 |
|---|---|
| | 130000.00 |
| CON TX | 481.00 |
| MISC | 1.00 |
| WDEED | 8.00 |
| TOTAL | 490.00 |
| CHECK | 490.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97663 IDENTIF. ↑ REFERENCE

94 OCT -6 PM 2:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

10/06/94 01 14:20 0001 5721

**No.** 841950