**THIS INSTRUMENT PREPARED BY:**
**SHELTON HATCHER, ATTORNEY**
**113 SHIVEL DRIVE**
**HENDERSONVILLE, TENNESSEE 37075**
**TN SUPREME COURT NO. 2657**

BOOK 9540 PG 493

**OUR FILE NUMBER: R-4073**

**MAP/GROUP/PARCEL**
**075-06-0/117.00**

**NEW OWNER'S ADDRESS:**
**WILLIE L. ROBERTS**
**306 MONACO DRIVE**
**HERMITAGE, TN 37076**

**SEND TAX BILLS TO:**
**STANDARD MORTGAGE CORPORATION**
**5775-D PEACHTREE DUNWOODY**
**ATLANTA, GA 30342**

15341

# WARRANTY DEED

0928 12/17 0101 03CHECK 271.33

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, I, Catherine E. Hanley (formerly known as Catherine E. Jordan) hereinafter called Grantor, do hereby transfer and convey unto Willie L. Roberts, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hermitage Estates, Section 5 as of record in Book 4175, page 67, Register's Office for said County, described as follows:
>
> Said Lot No. 14 fronts 46.97 feet on the southerly side of Monaco Drive and extends back 157.59 feet on the easterly line which is a broken line and 126.25 feet on the westerly line to a line in the rear on which it measures 85.00 feet.
>
> BEING the same property conveyed to grantor herein by Deed of record in Book 7662, Page 996, Register's Office for said county.
>
> John M. Hanley, Jr., husband of Catherine E. Jordan (now know as Catherine E. Hanley) joins in this conveyance for the purpose of conveying his marital interest in said real property.
>
> Catherine E. Jordan and Catherine E. Hanley are one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenant with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for the Deed of Trust hereinafter mentioned and except for current taxes, and encumbrances of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ASSUMPTION CLAUSE

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by a Deed of Trust of Record in Book 6804, Page 146, Register's Office for Davidson County, Tennessee, in the original amount of $52,782.00, the same being payable to Citizens & Southern Mortgage Company.

GRANTEE execute this Deed as evidence of his assuming and promising to pay the debt hereinabove described.

Catherine E. Hanley
formerly known as Catherine E. Jordan

John M. Hanley, Jr.

Willie L. Roberts

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Willie L. Roberts and Catherine E. Hanley (formerly known as Catherine E. Jordan) and husband John M. Hanley, Jr., with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 5th day of December, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHETT NOTARY ATTORNEY AT LAW Exp. 2-3-98 SUMNER COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $70,900.11.

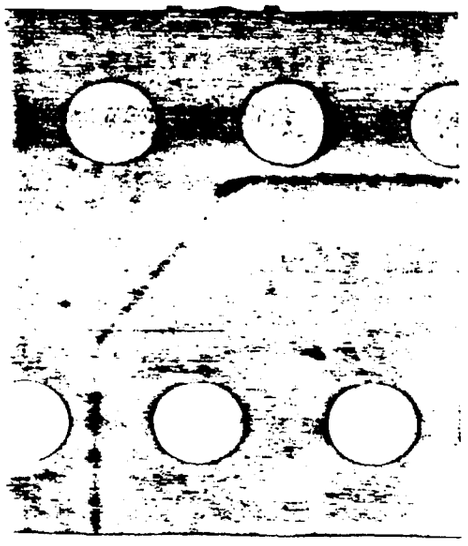
Willie L. Roberts
AFFIANT

Sworn to and subscribed before me, this the 5th day of December, 1994.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHETT NOTARY ATTORNEY AT LAW Exp. 2-3-98 SUMNER COUNTY STATE OF TENNESSEE



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

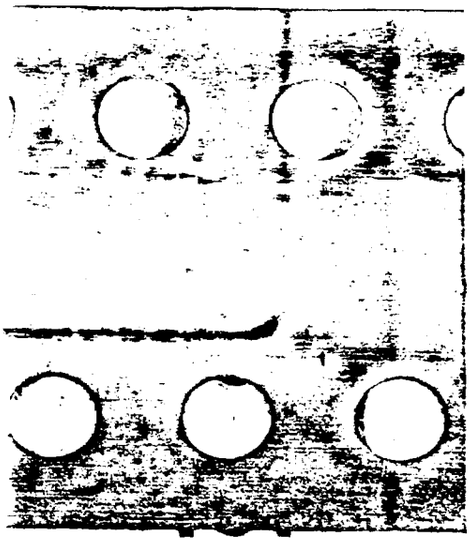
RECEIVED OF _____

FOR _____

BOOK 9540 PG 495

| | | | | | |
|---|---|---|---|---|---|
| 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 70900.11
CON TX 262.33
PRFEE 1.00
WDEED 8.00
TOTAL ~~271.33~~
CHECK ~~271.33~~

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

12/07/94 01 10:28 0001 0928

15341
IDENTIFICATION REFERENCE

DEC -7 AM 10: 28

DAVIDSON COUNTY, TN.

**No.** 860923