24662

IDENTIF. & REFERENCE

mw

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

95 JAN 12 AM 8:25

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

OUR FILE NUMBER: R4104

MAP/GROUP/PARCEL
052-07-0/122.00

BOOK 9569 PG 451

NEW OWNER'S NAME AND ADDRESS:
Julie-Ann Elisabeth Hooper and
Clinton M. Hooper
631 Center Street
Madison, TN 37115

SEND TAX BILLS TO:
Southeastern Mortgage of Tennessee, Inc.
565 Marriott Drive, Suite 250
Nashville, Tennessee 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, Nevin H. Downs, MD., PC., a Tennessee Professional Corporation, hereinafter called Grantor, does hereby transfer and convey unto Julie-Ann Elisabeth Hooper and her father, Clinton M. Hooper, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 12B *of Homeacres, of record in Plat Book 6250, Page 866, of Register's Office of Davidson County, Tennessee. *zone lot division of Lots 10, 11, 12

BEING a part of the same property conveyed to grantor herein by deed of record in Book 8426, Page 169, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that it 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 current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Nevin H. Downs, MD., PC.

Nevin H. Downs, President

BY: Nevin H. Downs, President

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Nevin H. Downs, with whom I am personally acquainted and made oath that he is the President of Nevin H. Downs, M.D., P.C. and that he, as such and with full power and authority so to do, executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of December, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $49,000.00.

Nevin H. Downs, President
AFFIANT

Sworn to and subscribed before me, this the 30th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 2-3-98

1274 01/12 0101 03CHECK 190.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9569 PG 453

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

01/12/95 01 08:25 0001 1274

8:25 REGISTER Y, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24662
IDENTIF. ↑ REFERENCE

5 JAN 12 AM 8:25 REGISTER DAVIDSON COUNTY, TN.

95 JAN 12 FELIX Z. WILSON DAVIDSON C

No. 871123