0095839

IDENTIF. ↑ REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

95 SEP -1 AM 9:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:

JASON C. HINKLE AND WIFE,
2221 THISTLEWOOD DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 72-08, PARCEL 107

BOOK 9781 PG 210

SEND TAX BILLS TO:

COLONIAL MORTGAGE COMPANY
ONE COMMERCE STREET
P.O. BOX 250
MONTGOMERY, AL 36142-0001

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS 55,504.72.

Jason C. Hinkle

AFFIANT

Subscribed and sworn to me, this the 30 day of AUGUST, 1995.

Denise C. Allis

Notary Public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from TIMOTHY CLAYTON VANHOOSER AND WIFE, LORI R. VANHOOSER, TO CHARLES W. WALL, TRUSTEE, as evidenced by a Deed of Trust of record in Book 7247, page 940, Register's Office for Davidson County, Tennessee, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, TIMOTHY CLAYTON VANHOOSER AND WIFE, LORI R. VANHOOSER, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JASON C. HINKLE AND WIFE, DONNA C. HINKLE, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2221 THISTLEWOOD DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said 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 except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 30 day of AUGUST, 1995.

Timothy Clayton Vanhooser
TIMOTHY CLAYTON VANHOOSER

Lori R. Vanhooser
LORI R. VANHOOSER

Jason C. Hinkle
JASON C. HINKLE

Donna C. Hinkle
DONNA C. HINKLE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY CLAYTON VANHOOSER AND WIFE, LORI R. VANHOOSER, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30 day of AUGUST, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON C. HINKLE AND WIFE, DONNA C. HINKLE, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30 day of AUGUST, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Dalewood, Section 1, as of record in Book 1424, page 108, Register's Office for said County.

Said Lot fronts 90.8 feet on the east side of Thistlewood Avenue and runs back between lines, 143 feet on the north line and 141.4 feet on the south line, to a dead line on which it measures 82 feet.

Being the same property conveyed to Timothy Clayton VanHooser and wife, Lori R. VanHooser, by Warranty Deed from Roger C. Sutton and wife, Nancy S. Sutton, of record in Book 7247, page 941, Register's OFfice for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 1424, page 108, said Register's Office, including but not limited to any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Deed of Trust from Timothy Clayton VanHooser and wife, Lori R. VanHooser, to Charles W. Wall, Trustee, of record in Book 7247, page 940, said Register's Office, to secure to Collateral Mortgage Ltd. the payment of one note dated May 22, 1987, in the original principal amount of $41,001.00, due and payable as set forth therein.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9332 09/01 0101 03CHECK 218.37



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

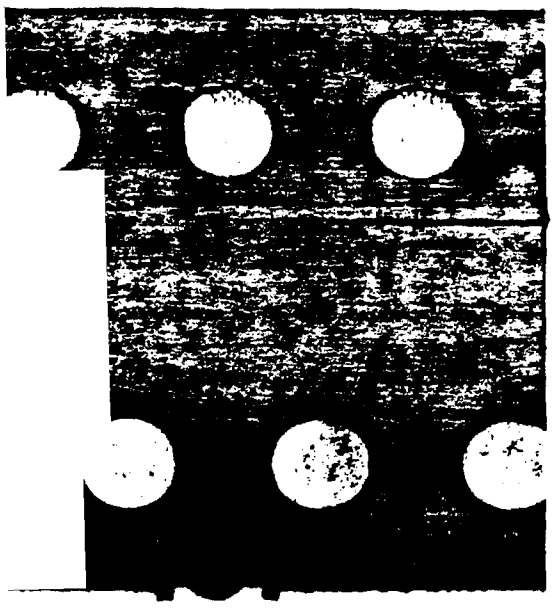
FOR _____

Book 9781 Pg 213

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 55504.72	
			CON TX 205.37	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 218.37	
			CHECK 218.37	
09/01/95	01		09:27 0001 9332	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0095839
IDENTIF. ↑ REFERENCE

95 SEP -1 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 948241