BOOK 9781 PG 891

00065077

IDENTIFICATION REFERENCE

95 SEP -1 PM 12:41

DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36685
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Matthew J. Hindman<br>Nancy R. Hindman<br>1221 Cliftee Drive<br>Brentwood, Tennessee 37027 | NationsBanc Mortgage Corporation<br>P. O. Box 353<br>Louisville, KY 40201-0358 |

**TAX MAP-PARCEL NUMBERS: 159-02-29 &30**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard W. Garman, Jr. and spouse, Patricia P. Garman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew J. Hindman and spouse, Nancy R. Hindman,** hereinafter called the **Grantee**, Grantee's 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 Lots Nos. 17 and 18 on the plan of Taggartwood, of record in Book 4175, page 60, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Cliftee Drive at the common front corner of Lots 16 and 17 of said Subdivision; thence leaving the southerly margin of said Drive with the common line of said Lots 16 and 17 S 19 degrees 28 minutes 46 seconds E 363.58 feet to a point in the northwesterly line of Lot 19 of said Subdivision; thence with said northwesterly line, N 62 degrees 52 minutes 03 seconds E 59.07 feet to the common rear corner of Lots 17 and 18; thence continuing with the common line between said Lots 18 and 19, S 70 degrees 21 minutes 48 seconds E255.00 feet to the common front corner of said Lots 18 and 19 in the westerly margin of Cliftee Drive; thence with the westerly and southerly margin of said ClifteeS Drive the following calls; northwardly 363.45 feet to a concrete monument, northwardly 56.69 feet to a concrete monument, northwestwardly 154.32 feet to the common front corner of said Lots 17 and 18, westwardly 126.27 feet to a concrete monument, westwardly 53.93 feet to a concrete monument and westwardly 99.46 feet to the point of beginning.

BEING the same property conveyed to Richard W. Garman, Jr. and wife, Patricia P. Garman by deed from R. Murray Hatcher and wife, Martha S. Hatcher of record in Book 6657, page 737, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Richard W. Garman, Jr. by Patricia P. Garman as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 1221 Cliftee Drive, Brentwood, Tennessee 37027

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of August, 1995.

**Richard W. Garman, Jr., By: Patricia P. Garman, Atty-In-Fact**

**Patricia P. Garman**

**State of Tennessee**
**County of Davidson**

On this 31st day of August, 1995, before me the undersigned authority, personally appeared **Patricia P. Garman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 240000.00

Affiant

Sworn and subscribed before me on the 31st day of August, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia P. Garman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Richard W. Garman, Jr.**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 1995.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Richard W. Garman, Jr. and Patricia P. Garman**

**TO: Matthew J. Hindman and Nancy R. Hindman**

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**Patricia P. Garman, Affiant**

Sworn to and subscribed before me this

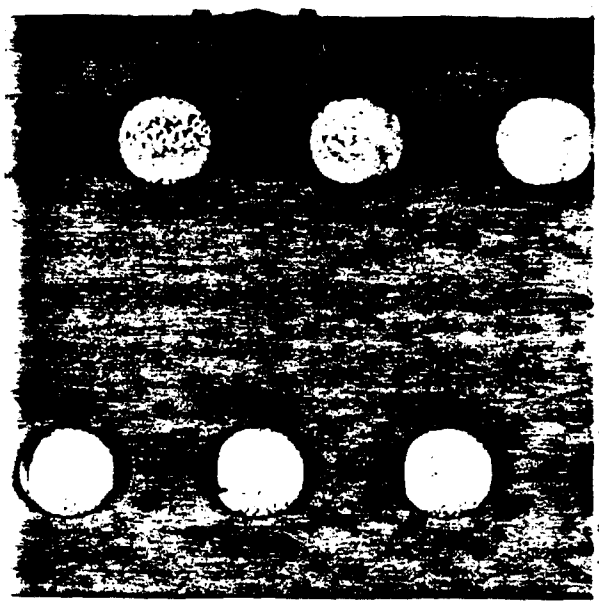
31st day of August, 1995.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

9576 09/01 0101 03CHECK 901.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

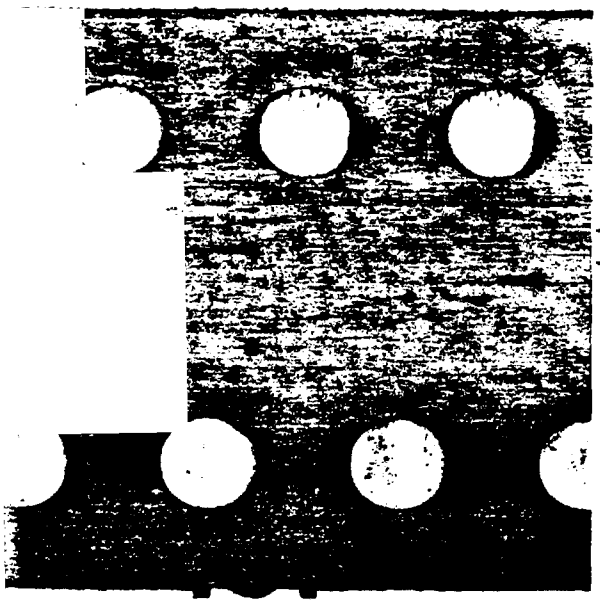
RECEIVED OF _____

FOR _____

BOOK 9781 PG 894

| | | |
|---|---|---|
| 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
240000.00
CON TX 888.00
PRFEE 1.00
WDEED 12.00
TOTAL 901.00
CHECK 901.00

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

09/01/95 01 12:42 0001 9576

0096077
IDENTIF. & REFERENCE

95 SEP -1 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No. 948484**