BOOK 9806 PG 293

95 SEP 26 AM 9:20

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0105135

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Darlene Ault
104 Hamblen Avenue
Old Hickory, TN 37138

MORTGAGEE:
Ethel Dunaway
621 N. Dupont, Apt. #320
Madison, TN 37115

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 53-11
Parcel 46

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ethel Dunaway, a widow,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Darlene Ault, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 36 of Block "C" on the Plan of the Subdivision, Map No. 3, Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, as of record in Book 974, page 11, Register's Office for said County.
>
> Said Lot No. 36 fronts 60 feet on the southerly side of Hamblen Avenue and runs back between parallel lines 175 feet to a dead line.
>
> Being the same property conveyed to Clovis A. Dunaway and wife, Ethel Dunaway, by deed from J. E. Wilson and wife, Mabel M. Wilson, as of record in Book 2030, page 105, Register's Office for Davidson County, Tennessee. Clovis A. Dunaway died on November 22, 1992, leaving Ethel Dunaway his surviving tenant by the entirety.

This is improved property known as 104 Hamblen Avenue, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Plat Book 974, page 11, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to the fact that no title examination has been performed nor abstract prepared, none having been requested, and that this instrument has been prepared from information and documents provided by the parties.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the

BOOK 98 06 PG 293

said 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 15th day of September, 1995.

Ethel Dunaway
ETHEL DUNAWAY

F01 09/26 0101 030HECK 231.00

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ethel Dunaway**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of September, 1995.

Teresa L. Hayes
NOTARY PUBLIC

TERESA HAYES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 1/30/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 60,000.00.

Dalene A Witt
AFFIANT

Subscribed and sworn to before me
this 15th day of September, 1995.

Teresa L Hayes
NOTARY PUBLIC

TERESA HAYES NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission Expires: 1/30/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9806 PG 309

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
MDEED 8.00
TOTAL 231.00
CHECK 231.00

09/26/95 01 09:21 0001 9241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0105135
IDENTIF. & REFERENCE

95 SEP 26 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.958055