BOOK 9934 PG 234

96 FEB -1 AM 10:15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

0146027

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

# WARRANTY DEED

**THIS INDENTURE IS MADE AND ENTERED INTO THIS 25th** day of **January, 1996.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRUCE AUGUSTINE and NITA AUGUSTINE, HUSBAND AND WIFE , herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said BONNIE J. HARTLEY, UNMARRIED , herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in Davidson,** County, State of 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 heren by reference.

This is improved property known as 1113 FERNBANK DRIVE, MADISON, TN 37115.

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

**BRUCE AUGUSTINE**
Signature of Seller

**NITA AUGUSTINE**
Signature of Seller

3360 02/01 0101 03CHECK 285.25

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **BRUCE AUGUSTINE and NITA AUGUSTINE, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **January, 1996.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

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Name and Address of Property Owner:

**BONNIE J. HARTLEY**
**1113 FERNBANK DRIVE**
**MADISON, TN 37115**

Property Address:

**1113 FERNBANK DRIVE**
**MADISON, TN 37115**

Person Responsible for Taxes:

**Pacific Southwest Bank**
**4144 Central Expressway, Ste. 160**
**Dallas, TX 75204**

**Parcel #: MAP 52-9, PARCEL 8.03**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$72,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **January, 1996.**

Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING part of Lot No. 17 on the Map of Montague Subdivision, of record in Book 421, page 129, Register's Office for said County, and being Tract No. 4 on a survey by Hickerson-Hickerson, Surveyors, dated 3-1-62 and described as follows:

Beginning at a point on the southeasterly margin of Fernbank Drive as widened at a point 400 feet northward from the southerly margin of Palestine Avenue; thence south 53 deg. 7 min. east 208.8 feet to a point; thence north 36 deg. 53 min. east 60 feet to a point; thence north 53 deg. 7 min. west 208.8 feet to the southeasterly margin of Fernbank Drive; thence south 36 deg. 53 min. west with said southeasterly margin of Fernbank Drive 60 feet to the point of beginning.

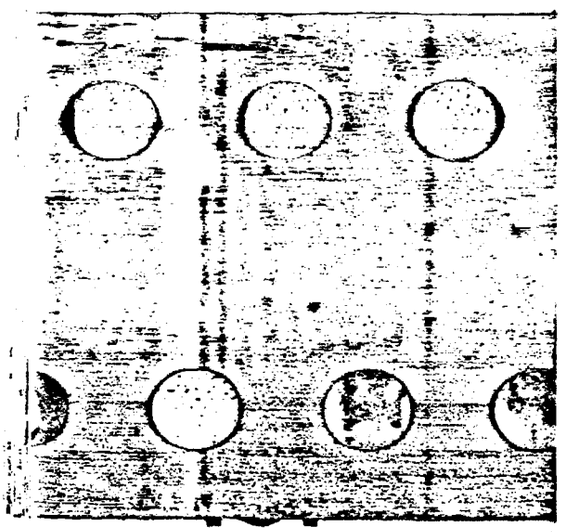
Being the same property conveyed to **BRUCE AUGUSTINE and NITA AUGUSTINE, HUSBAND AND WIFE , by deed from VILMA AUGUSTINE, of record in Deed Book 8748, Page 563, Register's Office for Davidson County, Tennessee.**

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

2. All matters set forth on the Plan of of record in Book 421, page 129, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9934 PG 238

| | | |
|---|---|---|
| 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 72500.00
CON TX 268.25
PRFEE 1.00
WDEED 16.00
TOTAL 285.25
CHECK 285.25

02/01/96 01 10:17 0001 3360

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

0146027
IDENTIF. ↑ REFERENCE

96 FEB -1 AM 10: 15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1001602