BOOK 9983PG270

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP-PAR NO. |
|---|---|---|
| *Roberta Will Thomas*<br>*236 Sterling Road*<br>*Hendersonville, TN 37075* | *same as prior deed* | *52-2-71* |

Mail

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, BRENDA KAY HIPSHER, an unmarried person, have bargained and sold, and by these present do transfer and convey unto the said Roberta Will Thomas, the Grantee herein, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being the easterly 30 feet of Lot No. 33 and the westerly 30 feet of Lot No. 32, Block "D" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, Page 85, Register's Office for said County.

Said parts of said lots adjoin and front together 60 feet on the northerly side of Carmel Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Brenda Kay Hipsher by Warranty deed from Lowell Winningham and wife, Naoma Winningham, of record in Book 7327, Page 734, Register's Office for Davidson County, Tennessee.

Grantee hereby assumes Grantor's indebtedness of record in Book 1130, Page 85, Register's Office of said County, as well as Grantor's escrow account.

This is improved property known as: 705 Carmel Avenue, Nashville, TN 37115

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, their heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the Singular, and the use of any gender shall be applicable to al gender.

Witness my hand this 11th day of March, 1996.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF STANLY
My Commission Expires
11-8-97

Brenda Kay Hipsher

Notary Public

0161505 IDENTIF. ↑ REFERENCE

96 MAR 19 P1:12:04 REGISTER DAVIDSON COUNTY, TN.

9954 03/19 0101 03CHECK 201.40

BOOK 9983 PG 271

STATE OF North Carolina
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Kay Hipsher, the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Winston-Salem NC, North Carolina on this 11th day of March, 1996.

Eunice J Hamby
NOTARY PUBLIC

OFFICIAL SEAL
EUNICE J. HANDY
Notary Public-North Carolina
COUNTY OF STOKES
My Commission Expires
11-8-97

MY COMMISSION EXPIRES: 11-8-97
**********

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 52,000.00.

Brenda Kay Hipsher
AFFIANT

Sworn to and subscribed before me this 11th day of March, 1996.

Eunice J Hamby
NOTARY PUBLIC

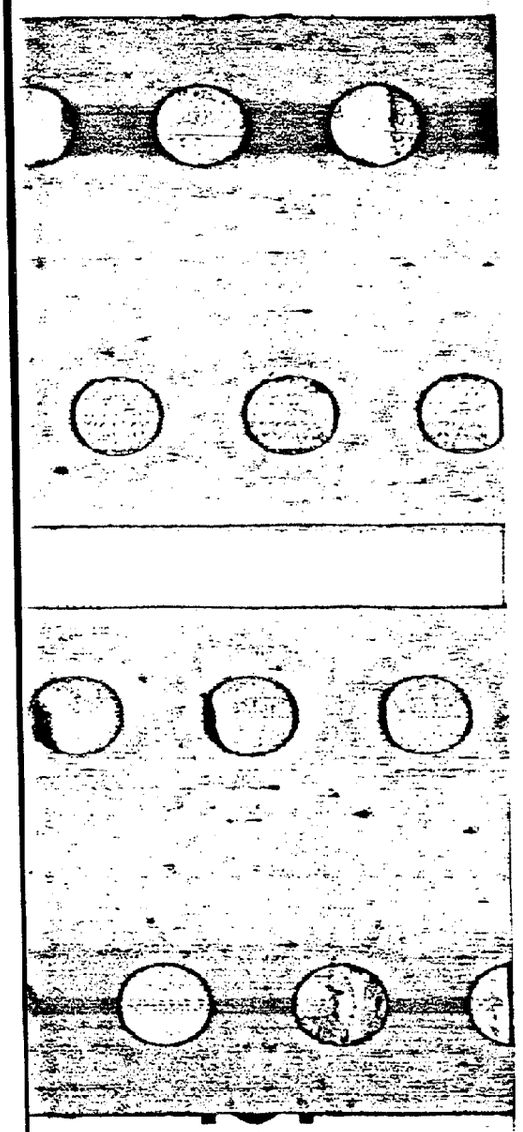
OFFICIAL SEAL
EUNICE J. HANDY
Notary Public-North Carolina
COUNTY OF STOKES
My Commission Expires
11-8-97

MY COMMISSION EXPIRES: 11-8-97
**********

**THIS INSTRUMENT PREPARED BY****

**AMANDA JANE MCCLENDON**
**ATTORNEY AT LAW**
**2806 BRANSFORD AVENUE**
**NASHVILLE, TENNESSEE 37204-3102**
**TEL. (615) 298-4466**
**FAX (615) 298-3305**

***** From information provided by the parties. Preparer makes no warranty as to the existence or not of liens, validity of title or any other encumbrances and/or restrictions.***



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

RECEIVED OF _____

FOR _____

BOOK 9983 PG 272

| | | |
|---|---|---|
| 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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
CHECK 201.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9954

0161505
IDENTIF. ↑ REFERENCE

96 MAR 19 P1 12:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018005