0163460

IDENTIF. ↑ REFERENCE

Box 1

This Instrument prepared by
and after recording return to:
GREENE & GREENE
323 Union Street
Nashville, Tennessee 37201

96 MAR 25 PM 12:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Send Tax Bills to New Owner at:

PAUL B. TINSLEY, ET UX
3469 Calais Circle
Antioch, TN 37013

Map 150-9-A
Parcel 162
2DX8789

GENERAL WARRANTY DEED

STATE OF TENNESSEE

BOOK 9989 PG 381

COUNTY OF DAVIDSON

THAT GENE LOWE, Executor of the Estate of Kyle Jordan Lowe (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by PAUL B. TINSLEY, and wife, CRYSTAL L. TINSLEY (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 338, on the Plan of Forest View Park, Section X, Phase One, of record in Plat Book 7900, page 356, Register's Office for said County, to which reference is made fore a more complete description.
>
> Being the same property conveyed to Kyle J. Lowe by deed from Lee V. Russell, IV and wife, Wendy L. Russell of record in Book 9083, page 682, Register's Office for Davidson County.
>
> The said Kyle J. Lowe having since died and Gene Lowe having been appointed Executor of his Estate under the Terms of his Last Will and Testament, which appears of record in Will Book ___, page ___, Probate Court for Davidson County, Tennessee. The Executor is authorized to sell the real estate reference probate #96P300
> This is improved property known as 3469 Calais Circle, Antioch, Tennessee, 37013.

This conveyance is made and accepted subject to the easements, covenants and restrictions, if any, forming the chain of title and incorporated herein by reference for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the

Property subject to the Permitted Exceptions; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and, subject to the Permitted Exceptions, the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 15th day of March, 1996.

GRANTOR:

ESTATE OF KYLE JORDAN LOWE

By: Gene Lowe
Gene Lowe, Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gene Lowe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of the Estate of Kyle Jordan Lowe, the withnamed bargainor, and that he as such Executor, being authorized to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee this 15th day of March, 1996.

Lori Holloway
Notary Public

My Commission Expires:

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is One Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars (124,900.00).

Crystal R. Tinsley
AFFIANT

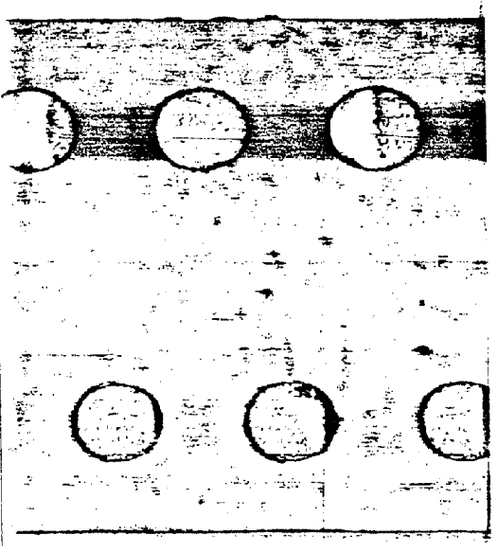
Sworn to and subscribed before me this 15th day of March, 1996.

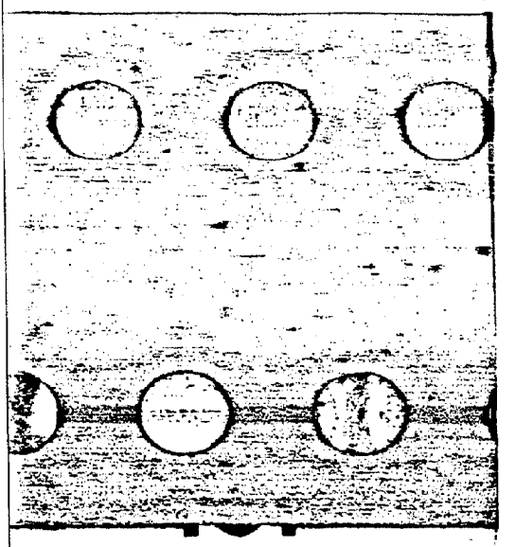
Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

My Commission Expires:

JAG/e2





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

RECEIVED OF _____

FOR _____

BOOK 9989 PG 383

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 124900.00
CON TX 462.13
PRFEE 1.00
WDEED 8.00
TOTAL 471.13
CHECK 471.13

03/25/96 01 12:48 0001 2030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163460 IDENTIF. ↑ REFERENCE

96 MAR 25 PM 12:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1020066