26B

10020-258

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Tom C. Essary<br>Kathleen M. Essary<br>300 Paragon Mills Road<br>Nashville, TN 37211 | NEW OWNERS | Map 133-16-0<br>Parcel 150.00 |

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Stephen O. Thurman, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Tom C. Essary and wife, Kathleen M. Essary (the "Grantee's"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

> **Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Greenwood Hills of record in Plat Book 3106, Page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.**
>
> **Being the same property conveyed to Stephen O. Thurman, unmarried by Warranty Deed from Warren Owens, unmarried, and Tom C. Essary and wife, Kathleen Essary of record in Book 7770, Page 358, said Register's Office for Davidson County, Tennessee.**

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 300 Paragon Mills Road, Nashville, Tennessee 37211.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**The actual consideration or value, whichever is greater for this transfer is $80,636.00.**

Tom Essary
**Affiant**

**Subscribed and sworn to before me this 17th day of April, 1996.**

**Notary Public**

**My Commission Expires** January 24, 1998

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

And Grantor does covenant with the said Grantee's that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee's, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of April, 1996.

**STEPHEN O. THURMAN**

**STATE OF TENNESSEE}**
**COUNTY OF DAVIDSON}**

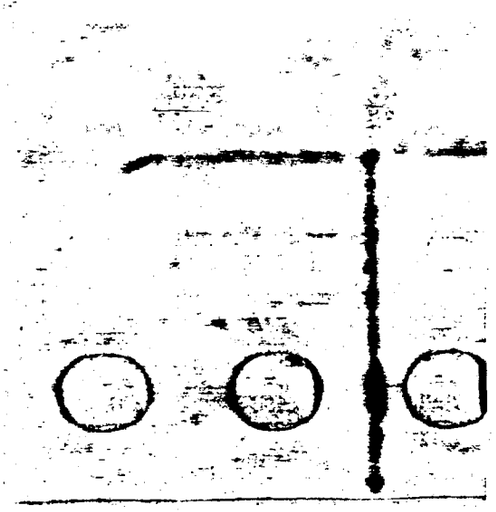
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen O. Thurman**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

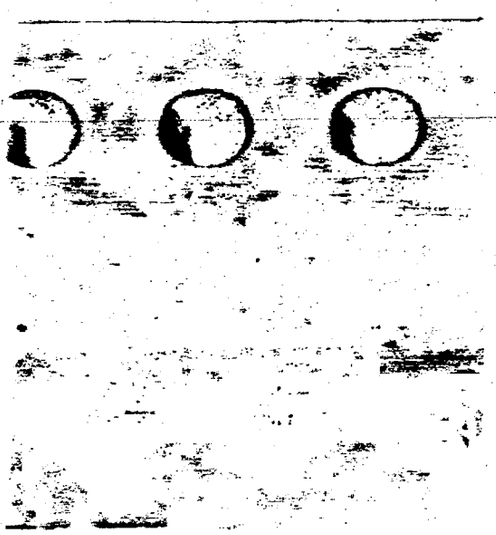
**WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of April, 1996.**

NOTARY PUBLIC

**My Commission Expires:** January 27, 1998

0172793
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10020 PG 260

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CONT | 30,36.00 |
| | | | CO TX | 293.36 |
| | | | PRFEE | 1.00 |
| | | | MISC | 3.00 |
| | | | TOTAL | 307.36 |
| | | | CHECK | 307.36 |
| | | | CASH | 2052 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172793
IDENTIF. # REFERENCE

88 APR 18 PM 2:39

DAVIDSON COUNTY, TN.

No. 1029992