47

BK/PG 10036PG806

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,900.00

Patricia R. Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April 19 96

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 4-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Cashieman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James E. Cook	Guaranty Trust Company	MAP 33
(NAME)	(NAME)	
1134 Campbell Road	726 South Church Street	PARCEL 27
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James M. Hinshaw and wife, Lisa K. Hinshaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Cook and wife, Patricia R. Cook

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated August 15, 1989, as follows:

Beginning at an existing concrete monument located in the northerly right-of-way margin of Campbell Road (having a 50-foot right-of-way) approximately 845 feet west of Dickerson Pike (also known as U.S. 31W, U.S. 41) marking the southwest corner of Lot 63 on the Plan of Echo Hill Estates-Section One of record in Plat Book 6900, Page 634, Register's Office for said County, and the southeast corner of this Tract; thence, with the northerly margin of Campbell Road North 86 deg. 59 min. 52 sec. West, 17.60 feet to an existing iron pin; thence North 86 deg. 39 min. 34 sec. West 63.84 feet to an existing iron pin; thence North 86 deg. 21 min. 18 sec. West, 8.00 feet to an existing concrete monument; the southeast corner of Lot 64 of said Plan, and the southwest corner of this Tract; thence leaving said northerly margin along the east line of Lot 64, North 3 deg. 40 min. 44 sec. East, 149.60 feet to an existing concrete monument in the south line of that property, owned by Echo Hill Joint Venture of record in Deed Book 7489, page 982, for said County, the northeast corner of Lot 64 and the northwest corner of this Tract; thence with said south line, South 86 deg. 47 min. 13 sec. East 14.62 feet to a point; thence South 85 deg. 25 min. 23 sec. East 50.07 feet to a point; the southeast corner to said Echo Hill Joint Venture property and the southwest corner of a second tract of land owned by Echo Hill Joint Venture of record in Deed Book 7489, page 978 for said County; thence with the south line of said second tract, south 88 deg. 39 min. 16 sec. East 22.80 feet to an existing concrete monument; the northwest corner of Lot 63 of the said Echo

CONTINUED

unimproved ( )
This is improved (X) property, known as 1134 Campbell Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand s this 26th day of April 19 96

X James M. Hinshaw

James M. Hinshaw

X

LEGAL DESCRIPTION CONTINUATION BOOK 10036 PG 807

Hill Estates-Section One and the northeast corner of this tract; thence with the west line of Lot 63, South 2 deg. 55 min. 15 sec. West 149.29 feet to the point of beginning, containing 13,196 square feet, more or less.

Being the same property conveyed to James M. Hinshaw by deed from Deborah D. Campbell, of record in Book 9240, Page 167, Register's Office for said County.

Lisa K. Hinshaw joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property marital or otherwise.

BOOK 10036 PG 808

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 James M. Hinshaw and wife, Lisa K. Hinshaw

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 26th day of April, 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

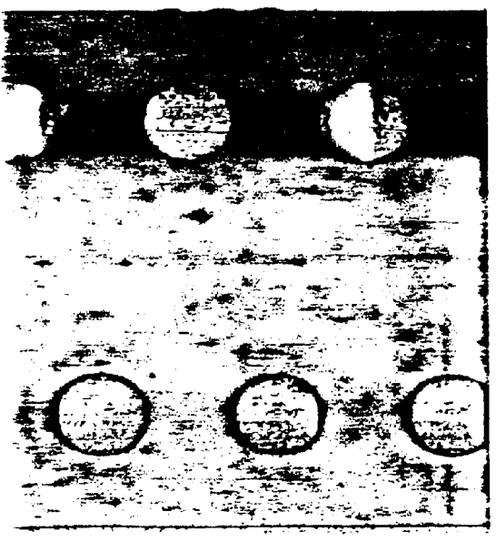
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

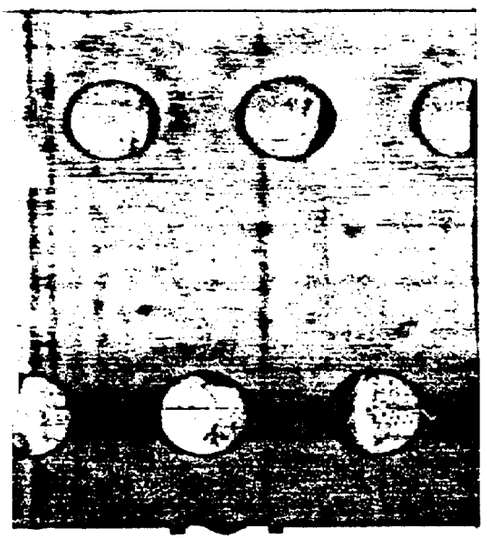
My commission expires _____

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

IDENTIF. ↑ REFERENCE
96 MAY -2 PM 1:33
FELIX E. ROBERTSON II REGISTER
DAVIDSON COUNTY, TN.
96 05 02 0101 03CHECK 238.33





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

RECEIVED OF _____

FOR _____

BOOK 10036 PG 809

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 60900.00
				CON TX 225.33
				PRFEE 1.00
				MREED 12.00
				TOTAL 238.33
				CHECK 238.33
			05/02/96 01	13:35 0001 7177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177707
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 1:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035209