PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO

*This Instrument Prepared By:*
*CALLIS & HERSHEY*
*Attorneys at Law*
*2745 N. Mt. Juliet Road*
*P. O. Box 726*
*Mt. Juliet, TN 37122-0726*
*(615) 758-5832*

BOOK 10047 PG 588

ADDRESS NEW OWNER:
CARL E. KIRKINGBURG and JOAN M. KIRKINGBURG
7012 Bonnalake Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
*To New Owner*

MORTGAGEE:
MARCUS E. RINKS
405 Woodlawn Drive
Mt. Juliet, TN 37122

MAP AND PARCEL:
MAP 74-8
PARCEL 220

0730 05/13 0101 03CHECK 266-15

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MARCUS E. RINKS, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto CARL E. KIRKINGBURG and wife, JOAN M. KIRKINGBURG, 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 Davidson County, Tennessee, being Lot No. 1023 on the Plan of Hermitage Hills Subdivision, Section 10, and a resubdivision of a portion of Section 7, as of record in Plat Book 3600, Page 50, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marcus E. Rinks by deed from Guerry D. Bentley and wife, Brenda S. Bentley of record in Book 6002, Page 32, said Register's Office.

This is improved property known as 7012 Bonnalake Drive, Hermitage, TN 37076.

This is not now, nor has it ever been, the principal residence of the Grantor herein.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been assumed by the Grantees.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Hermitage Hills, Section 10 and a resubdivision of a portion of Section 7, of record in Plat Book 3600, Page 50, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants for Hermitage Hills, Section 10, of record in Book 3765, Page 134, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said CARL E. KIRKINGBURG and wife, JOAN M. KIRKINGBURG, their heirs and assigns, forever; and I, MARCUS E. RINKS, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of May, 1996.

BOOK 10047 PG 589

MARCUS E. RINKS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, MARCUS E. RINKS, with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 10th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $69,500.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of May, 1996.

NOTARY PUBLIC

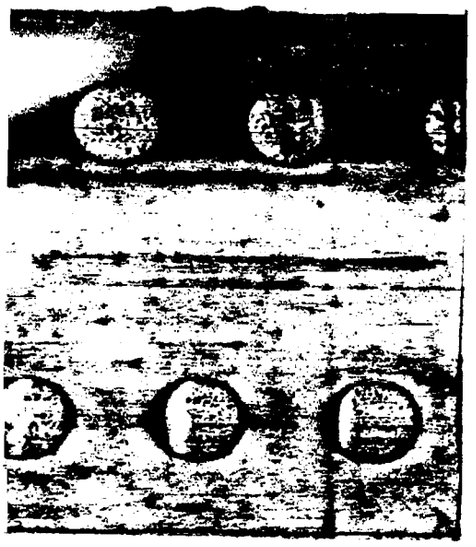
My Commission Expires: January 25, 1997

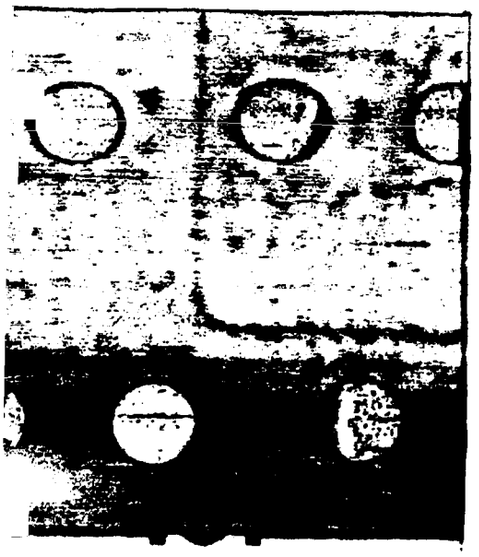
0180926
IDENTIF. & REFERENCE

96 MAY 13 AM 10:02

DAVIDSON COUNTY, TN

MAIL ENV





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

RECEIVED OF _____

FOR _____

BOOK 10047 PG 590

| | | |
|---|---|---|
| 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 69500.00 |
| | | | | CON TX 257.15 |
| | | | | PRFEE 1.00 |
| | | | | MREED 8.00 |
| | | | | TOTAL 266.15 |
| | | | | CHECK 266.15 |
| | | | 05/13/96 01 | 10:04 0001 0730 |

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

0180926
IDENTIF. & REFERENCE

96 MAY 13 AM 10:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1038711