0182283 Box 58

IDENTIF. ↑ REFERENCE

**THIS INSTRUMENT PREPARED BY:**
**LARRY R. WILLIAMS, ATTORNEY**
**Post Office Box 190632**
**Nashville, Tennessee 37219-0632**

96 MAY 16 PM 1:15

REGISTER
DAVIDSON COUNTY, TN.

**WARRANTY DEED**

| **ADDRESS NEW OWNER AS:** | **PARTY RESPONSIBLE FOR TAXES:** | **MAP-PARCEL NO.** |
|---|---|---|
| **James L. Hodge**<br>**Karen S. Hodge**<br>313 Haywood Lane<br>Nashville, TN 37211 | **Same** | **Map-Parcel No.**<br>148-9-77 |

BOOK 10051 PG 629

**FOR AND IN CONSIDERATION** of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **JAMES LARRY WHISENANT, ROBERT VAUGHN WHISENANT, and DAVID WILTON WHISENANT**, (herein "Grantors") do hereby transfer and convey unto **JAMES L. HODGE and wife, KAREN S. HODGE,** (herein "Grantees"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in the 5th, formerly the 7th, Civil District of said County, being Lot No. 12 on the Plan of Haywood Heights, not of record, described according to a survey made by Geo. W. Watkins, Surveyor, April, 1950, as follows:
>
> Beginning in the center of Haywood Lane at the northeast corner of the property conveyed to Everett L. Burnette and wife, by deed from Ernest S. Griggs and wife, of record in Book 2037, page 468, Register's Office for said County, being the corner of lots Nos. 12 and 13; thence with the line between said two lots south 0 o 53' east 1,083.1 feet; thence south 89 o east 147 feet to the corner of lots Nos. 11 and 12; thence with the line between said two lots north 1 o 45' west 1,116 feet to the center of Haywood Lane; thence with the center of same westwardly 150 feet to the beginning, containing 3.73 acres, more or less.
>
> Being the same property conveyed to James F. Whisenant and wife, Margaret L. Whisenant, by deed from Joe C. English and wife, Clara Mae English of record in Book 2151, page 101, Register's Office for Davidson County, Tennessee. James F. Whisenant predeceased Margaret L. Whisenant. Margaret L. Whisenant having since died devising said property to her three (3) sons, James Larry Whisenant, Robert Vaughn Whisenant and David Wilton Whisenant each a one-third (1/3) undivided interest by Will of record in Will Book 189, page 440, in the Probate Clerk's Office for Davidson County, Tennessee.

This is improved real property known as **313 Haywood Lane, Nashville, TN 37211**.

**TO HAVE AND TO HOLD** said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **James L. Hodge and wife, Karen S. Hodge**, their heirs and assigns forever.

The undersigned covenant with the said **James L. Hodge and wife, Karen S. Hodge**, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except:

1. Real property taxes for 1996 prorated to date of closing and assumed by the Grantees.

2. Easement of record in Book 6391, page 735, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 1815, Page 32, and Book 2151, page 101, Register's Office for Davidson County, Tennessee.

4. Subject to the right-of-way of Haywood Lane.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said **James L. Hodge and wife, Karen S. Hodge**, their heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

**IN WITNESS WHEREOF**, the undersigned have executed this instrument this 15th day of May, 1996.

James Larry Whisenant, by
Robert Vaughn Whisenant, ATTY
**JAMES LARRY WHISENANT**

Robert Vaughn Whisenant
**ROBERT VAUGHN WHISENANT**

Ann Wilton Whisenant
**DAVID WILTON WHISENANT**

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

Personally appeared before me, the within named, a Notary Public in and for said State and County, **ROBERT VAUGHN WHISENANT**, 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 on behalf of **JAMES LARRY WHISENANT** as **JAMES LARRY WHISENANT's** attorney-in-fact, as the free act and deed of the within named **JAMES LARRY WHISENANT**.

WITNESS my hand and official seal on this the 15 day of May, 1996.

Ann B. Waddell
**Notary Public**

**My Commission Expires:** 1/24/2000

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

Personally appeared before me, Ann B Waddell, a Notary Public in and for said State and County, the within named **ROBERT VAUGHN WHISENANT and DAVID WILTON WHISENANT**, the bargainors, 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 Nashville, Tennessee this 15th day of May, 1996.

Ann B Waddell
**Notary Public**

**My Commission Expires:** 1/29/2000

**AFFIDAVIT OF VALUE**

The actual consideration or value for this transfer, whichever is greater, is $167,250.00

**AFFIANT**

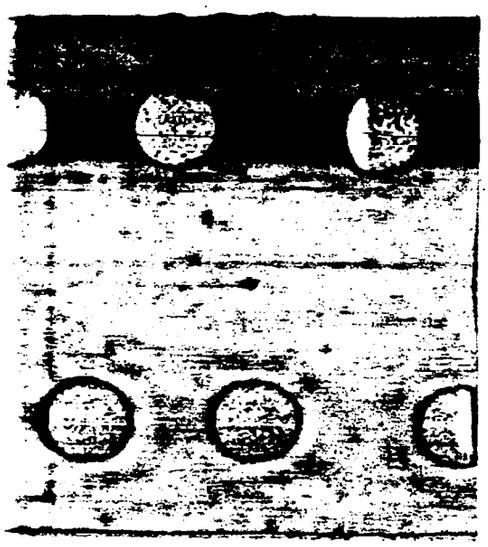
Sworn to and subscribed before me,
this 15th day of May, 1996.

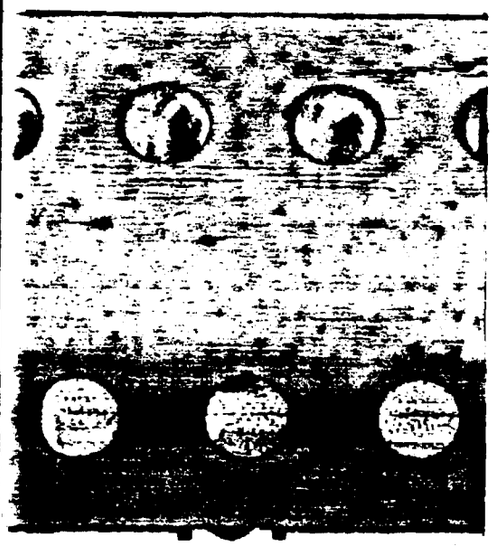
Ann B Waddell
**Notary Public**

**My Commission Expires:** 1/29/2000



1223 05/15 2:01 03CHECK 531.83





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10051 PG 632

| | | |
|---|---|---|
| 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 167250.00 |
| | | | | CDN TX 618.83 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 12.00 |
| | | | | TOTAL 631.83 |
| | | | | CHECK 631.83 |
| | | | 05/16/96 01 | 13:17 0001 2223 |

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

0182283 IDENTIF. ↑ REFERENCE

96 MAY 16 PM 1:15

REGISTER
DAVIDSON COUNTY, TN.

**No.** 1040186