47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 39,000.00
Terri F. Hiester
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF June 19 96
KATHY J. BYERS
NOTARY PUBLIC
STATE OF TENNESSEE
Kathy J Byers
Notary Public
MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

BOOK 10082 PG 798

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 202, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike C. Hiester	New Owners	MAP 73-1
(NAME)	(NAME)	
2730 Bobby Avenue		PARCEL 112
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, William C. Sanders, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike C. Hiester and wife, Terri F. Hiester

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 48 on the Map of Happy Valley, Section "C" described according to a survey by Z. J. Wilkinson, Surveyor, dated 9/24/45, and further described by a survey of Southern Land and Associates, dated 8/14/78, as follows:

BEGINNING at a point on the southeasterly margin of Bobby Avenue located northwestwardly 775 feet, more or less, from the intersection of the southeasterly margin of Bobby Avenue and northeasterly margin of Cooper Lane, said point also being the northeasterly corner of Lot 47 as conveyed to Bennie T. Houchin and wife, by deed from Charles E. Evans and wife, of record in Book 5015, Page 278, said Register's Office; thence with Houchin's northeasterly property line southeastwardly 140 feet to a point on the northwesterly rear line of Lot 6 on the Plan of Virginia Manor, of record in Book 1835, Page 22, said Register's Office; thence with the northwesterly rear line of Lots 6 and 5, Virginia Manor, northeastwardly 100 feet, to the southwesterly corner of Lot 49 on the Map of Happy Valley, Section "C", as conveyed to Nell Bowen by deed from Logan Allman Harris and wife, of record in Book 3896, Page 839, said Register's Office; thence with Bowen's southwesterly property line northwestwardly 140 feet to a point on the southeasterly margin of Bobby Avenue, southwestwardly 100 feet to the point of beginning.

BEING the same property conveyed to William C. Sanders, Jr., by Trustee's Deed of record in Book 8359, Page 163, Register's Office for Davidson County, Tennessee.

Shirley B. Sanders, wife of William C. Sanders, Jr., joins in this conveyance for the express purpose of conveying any marital rights which she may have in said property, now or in the future.

unimproved ( )
This is improved (X) property, known as 2730 Bobby Avenue, Nashville, TN 37216
(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 my hand this 6th day of June 19 96

William C. Sanders, Jr.

Shirley B. Sanders

BOOK 10082 PG 799

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 William C. Sanders, Jr., and wife, Shirley B. Sanders

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 6th day of June, 19 96.

Commission expires 11-22-97

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

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

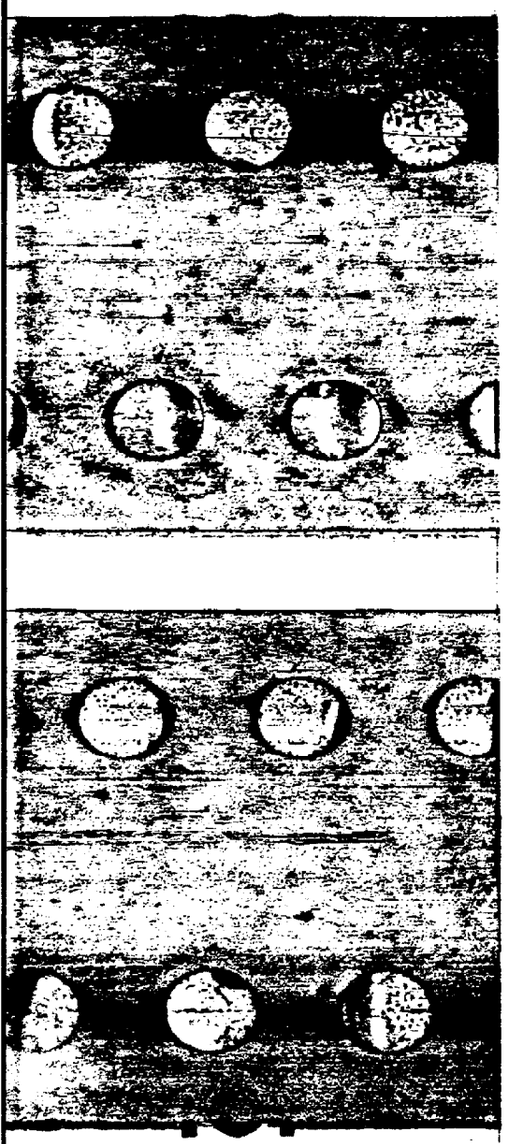
IDENTIF. & REFERENCE

96 JUN 11 AM 10:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

019494

2131 06/11 0101 03CHECK 153.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10082 PG 800

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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

06/11/96 01 10:53 0001 2131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191494
IDENTIF. ↑ REFERENCE

96 JUN 11 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049969