0240301

IDENTIF. & REFERENCE

RETURN TO: CALLIS & HERSHEY
P. O. BOX 726
MT. JULIET, TN 37122
(615)758-5832

96 OCT 28 AM 9:08

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

This Instrument Prepared
By: HAMPTON & STREET
630 ELK AVENUE
ATTORNEYS AT LAW
ELIZABETHTON, TN 37643

BOOK 10238 PG 33

WARRANTY DEED

THIS INSTRUMENT, made and entered into on this the 15th day of October, 1996, by and between BILL HAMPTON, SUCCESSOR ADMINISTRATOR OF THE ESTATE OF JOHN FRANK HAGY, of the first part; and GEORGE F. PURNELL and wife, VONCILE E. PURNELL, of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars cash and other good and valuable consideration, to him in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said parties of the second part, the following described premises, to-wit:

Improved property situate in the 4th Civil District of Davidson County, Tennessee, known as 4210 Andrew Jackson Parkway, and more particularly described as follows:

Being the property designated as Tract No. 1, of the R. C. Allen Subdivision, Section Two, shown on a plat of Braden Dwight Hinson, of record in Book 4660, page 14, of the Register's Office for Davidson County, Tennessee.

The property begins at a point on the east margin of Andrew Jackson Parkway, formerly Old Hickory Blvd., the point being the northeasterly point of the tract described and the southeasterly point of the property of Purnell; thence with the said Purnell southerly boundary, N 87 degrees 17' W, a distance of 207.67 feet to a point; thence continuing with Purnell's line, N 84 degrees 28' W a distance of 194.52 feet to a point marking the southwesterly corner of Purnell, the northwesterly corner of the subject tract, and the intersection with the DuPont School property; thence running with the School property line S 8 degrees 12' W 156.80 feet to a point marking the southwesterly corner of the tract and the northeasterly corner of Tract No. 2; thence with the north line of

Tract 2, S 84 degrees 05' E 427.13 feet to the point of intersection with the said boundary of Andrew Jackson Parkway (formerly Old Hickory Blvd.); thence with the roadway boundary N 0 degrees 35' W 170.63 feet to the point of beginning, said tract containing 1.53 acres more or less.

BEING the same property conveyed to John F. Hagy by deed from John Wm. Martin, Conservator, dated November 10, 1992, of record in Deed Book 8830, Page 704, of the Davidson County Register of Deeds Office. For the benefit of the title examiner, the grantor is the Successor Administrator of the Estate of John Frank Hagy, deceased, who died intestate on June 22, 1993, whose estate has been administered in the General Sessions Court for Washington County, Tennessee, at Jonesborough, bearing Case No: P-3117. For further reference, see the Order Confirming Sale and Ordering Distribution in the cause of Bill Hampton, Successor Administrator of the Estate of John Frank Hagy, deceased, vs. Johnny Lee Hagy, et al, also of record in the General Sessions Court for Washington County, Tennessee at Jonesborough, Probate Division, of record in the aforesaid estate file.

TO HAVE AND TO HOLD the said premises with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein to the said parties of the second part, their heirs and assigns, forever.

And the said party of the first part, for himself and for his heirs, executors and administrators, does hereby covenant with the said parties of the second part their heirs and assigns that he is lawfully seized in fee-simple of the premises above conveyed, and he has full power, authority and right to convey the same; that said premises are free from all encumbrances and that he will forever warrant and defend the said premises and the title thereto against lawful claims of all persons whomsoever.

This conveyance is subject to all valid restrictive covenants and easements, if any, of record, or which may appear by a visual inspection of the property.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first

above written.

BILL HAMPTON, SUCCESSOR
ADMINISTRATOR OF THE ESTATE OF
JOHN FRANK HAGY

STATE OF TENNESSEE

COUNTY OF CARTER

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named bargainor, BILL HAMPTON, with whom I am personally acquainted, or who 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 on this the 15th day of October, 1996.

NOTARY PUBLIC

My Commission Expires:
12/24/97

Property Owners:
George F. Purnell and wife,
Voncile E. Purnell

4216 Andrew Jackson Parkway

Hermitage, Tennessee 37076
Address

Person or Agency Responsible
for Payment of Property Taxes:

TO NEW OWNER

Parcel Identification Number
assigned by the county Assessor:
Map: 75-00
Group:
Ctl. Map:
Parcel: 110

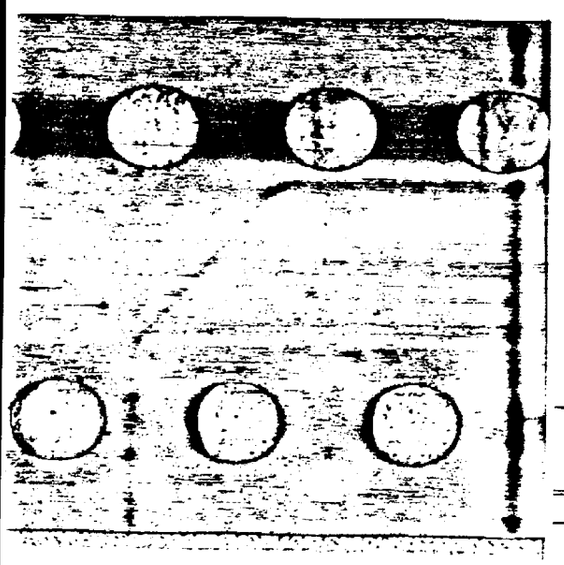
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 77,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

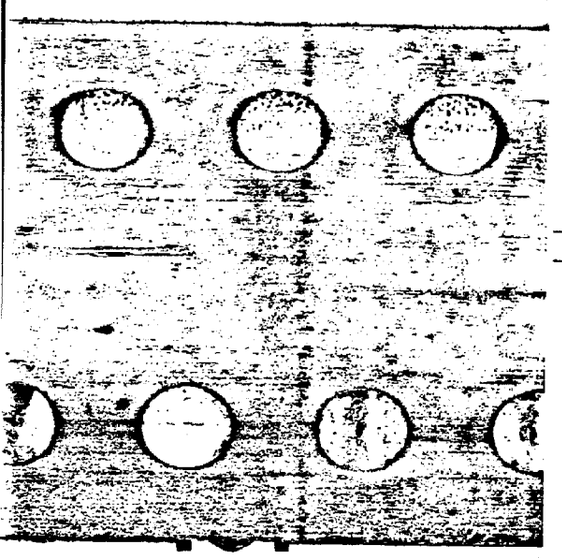
affiant

Subscribed and sworn to before me this the 24th day of October, 19 96

My Commission Expires: 1/25/97

4534 10/29 0101 03CHECK 297.90





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

RECEIVED OF _____

FOR _____

BOOK 10238 PG 36

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
			CHMT	~~77000.00~~
			CON TX	284.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	297.90
			CHECK	297.90
10/28/96	01		09:07 0001	4534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240301
IDENTIF. ↑ REFERENCE

96 OCT 28 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1081496

No [redacted]