BOOK 10244 PG 568 33A

# WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 96
Notary Public Mark A. Elmore, Jr.
MY COMMISSION EXPIRES: 1/20/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James L. Haltom, II | Guaranty Trust Company | 108-16 |
| (NAME) | (NAME) | |
| 1023 Hammack Court | 726 South Church Street | 307 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Murfreesboro, Tennessee 37133 | 3D91564 |
| (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, C. Nicole McGee f/k/a C. Nicole Batey and husband Sam D. McGee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Haltom, II and wife, Vicki L. Haltom

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. 70-B Zone Lot Division on the Plan of Percy Priest Woods, Lots 53, 55, 70, 71, 72, 73, and 74, Rev. Section 3 of record in Plat Book 5200, Page 789, amended in BOok 6250, Page 583, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to C. Nicole Batey and Sam D. McGee by deed of record in Book 9618, Page 68, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Sam D. McGee by C. Nicole McGee as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10244, Page 566, in the Register's Office for Davidson County, Tennessee.

96 OCT 31 PM 2:48
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0242136

unimproved ( )
This is improved (XX) property, known as 1023 Hammack Court, Nashville, TN 37214
(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 hands this day of 19

C. Nicole McGee

Sam D. McGee
By: C. Nicole McGee

C. Nicole McGee, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10244 PG 569

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Batey and husband Sam D. McGee

C. Nicole McGee and husband, Sam D. McGee

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 Antioch, Tennessee, this _____ day of _____ 19____.

Commission expires October 9, 1999

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

STATE OF Tennessee
COUNTY OF Davidson

On this October 30, 1996, before me personally appeared C. Nicole McGee, the person who executed the foregoing instrument on behalf of Sam D. McGee, and acknowledged that she executed the same as the free act and deed of the said Sam D. McGee, through Power of Attorney granted C. Nicole McGee by the said Sam D. McGee.

Commission Expires: 1/20/99

Notary Public Mark A. Ellmore, Jr.

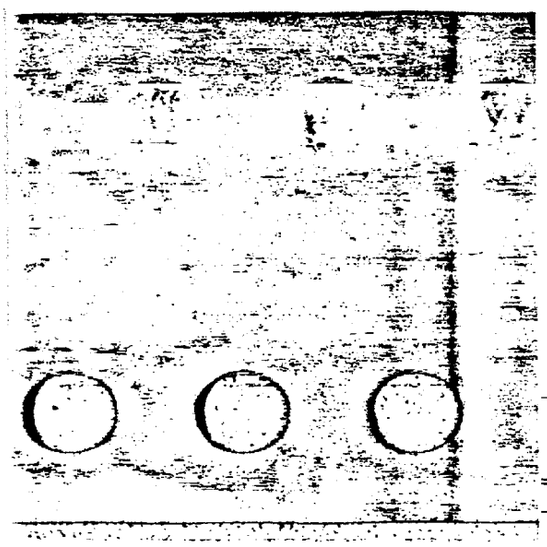
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

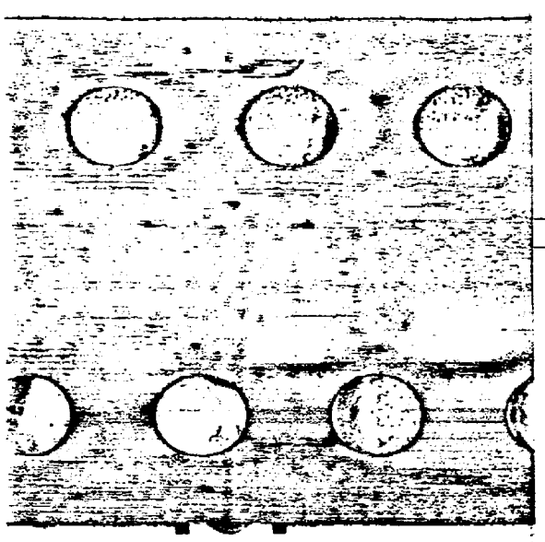
6535 10/31 0101 03CHECK

258.75



DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10244 PG 570

| | | |
|---|---|---|
| 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 67500.00 |
| | | | | CON TX 249.75 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 258.75 |
| | | | | CHECK 258.75 |
| 10/31/96 | 01 | | | 14:51 0001 6535 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242136 IDENTIF. ↑ REFERENCE

96 OCT 31 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1083481