0248358

IDENTIF. & REFERENCE

BOOK 10265 PG 122

96 NOV 20 PM 1:29

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

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nathan A. Ferrell, et ux
6011 Cortez Court
Hermitage, TN 37076

MORTGAGEE:
Roy R. Ferrell, et ux
9246 Jim Cummings Highway
Bradyville, TN 37026

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 86-2
Parcel 38
FB # 4D-1865

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, **Christine Shook, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nathan A. Ferrell and wife, Barbara D. Ferrell,** 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:

> Being Lot No. 86 on the Plan of Dodson Heights Subdivision, of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 86 fronts 65 feet on the northerly margin of Cortez Court and extends back between lines measuring 140.5 feet on the westerly line and 147.1 feet on the easterly line to a dead line in the rear on which it measures 65.4 feet.
>
> Being the same property conveyed to Christine Shook, unmarried, by deed from Donald L. Harris, unmarried, as of record in Book 5257, page 255, Register's Office for Davidson County, Tennessee.

This is improved property known as 6011 Cortez Court, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3130, page 623, as amended in Book 3161, page 279, and easements, covenants and conditions as shown on the Plan of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 15 day of November, 1996.

Christine Shook
CHRISTINE SHOOK

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christine Shook**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of November, 1996.

Michele M. Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-97

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 75,000.00 .

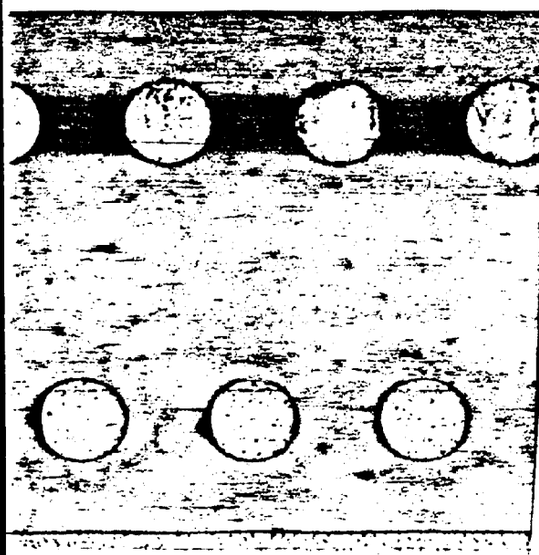
Nathan A. Jernigan
AFFIANT

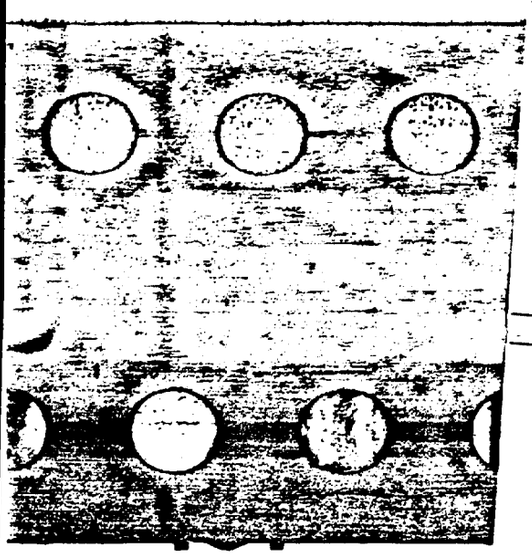
Subscribed and sworn to before me
this 15th day of November, 1996.

Michele M. Cooper
NOTARY PUBLIC

My Commission Expires: 03-22-97

7390 11/20 0101 03CHECK 286-50





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

RECEIVED OF _____

FOR _____

BOOK 10265 PG 124

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
11/20/96	01			13:31 0001 7390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248358
IDENTIF. ↑ REFERENCE

96 NOV 20 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090100