BOOK 10273 PG 583

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Iris Hoffarth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112 Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iris N. Hoffarth (NAME)	Standard Federal Bank, (NAME)	MAP 26-6
119 Brockhampton Court (ADDRESS)	2600 W. Big Beaver Road (ADDRESS)	PARCEL 33
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Troy, Michigan 48084 (CITY) (STATE) (ZIP)	GO 20346

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, Estate of Tressie W. Sanders, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Iris N. Hoffarth, Unmarried

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. 123 on the Plan of Windsor Green, Phase I, Section I, of record in Book 6250, page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Tressie W. Sanders, a widow, by deed from Randall Phillips Builders, Inc., of record in Book 6473, page 533, Register's Office for Davidson County, Tennessee. The said Tressie W. Sanders, having since died testate August 31, 1996 in Davidson County, Tennessee.
Mary Inez Roeser, Executrix, having power to sell, transfer and convey, as set forth under the Will of Tressie W. Sanders, of record in Will Book 208, page 632, Register's Office for Davidson County, Tennessee.

0250752
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 119 Brockhampton Court, Goodlettsville, TN 37072
(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 22nd day of November, 19 96

Estate of Tressie W. Sanders, Deceased
By:
Mary Inez Roeser, Executrix

Mary Inez Roeser, Executrix

BOOK 10273 PG 584

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 Mary Inez Roeser in her capacity as Executrix for the Estate of Tressie W. Sanders, Deceased

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 instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of November, 19 96.

Commission expires 11-27-99

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_____day of_____, 19_____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared_____ _____, to me known to be the person who executed the foregoing instrument in behalf of_____ and acknowledged that_____executed the same as the free act and deed of the said _____.

Witness my hand and seal at_____, Tennessee, this the_____ day of_____, 199____.

Commission expires:_____

Notary Public

9956 11/27 0101 03CHECK 353.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10273 PG 585

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

11/27/96 01 13:52 0001 9956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250752
IDENTIF. # REFERENCE

96 NOV 27 PM 1:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092639