34

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF November, 1996

Notary Public

MY COMMISSION EXPIRES: February 27, 1999
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip E. Hill (NAME) | Cavalry Banking (NAME) | MAP 70-06 |
| Lots 7, 8, 26 & 27 Taigan's (ADDRESS) | Ct114 West College Street (ADDRESS) | PARCEL 58, 59, 73 |
| Nashville, Tennessee 37218 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37130 (CITY) (STATE) (ZIP) | & 74 |

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, Curtis L. Ellis, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip E. Hill and wife, Joanne Hill

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 Nos. 7, 8, 26 and 27, Taigan's Court, of record in Book 6900, page 710, Register's Office for Davidson County, Tennesee, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 9461, Page 418, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Subject to all matters shown of record in Book 6900, Page 710, Register's Office for Davidson County, Tennessee.

0252237
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 2:15
FELIX WILSCHAI REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( ) property, known as Lots 7, 8, 26 & 27 Taigan's Ct., Nashville, Tennessee 37218
(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 25th day of November 19 96

Curtis L. Ellis, Sr.
Curtis L. Ellis, Sr.

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 Curtis L. Ellis, Sr.

the bargainor _____, with whom I am personally acquainted or 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 at Nashville, Tennessee, this 25th day of November 19 96.

Commission expires February 27, 1997

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_____.

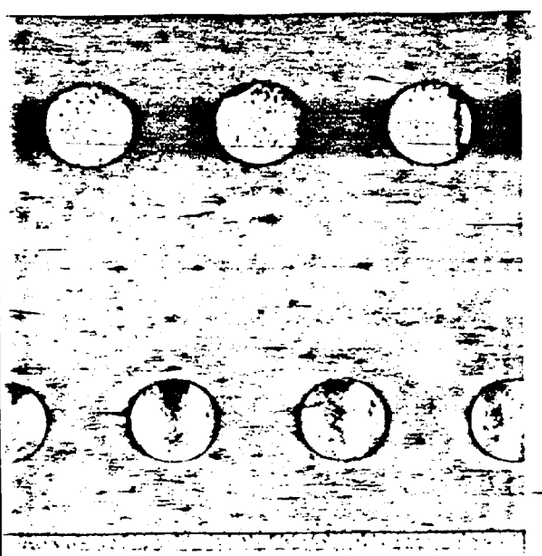
LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

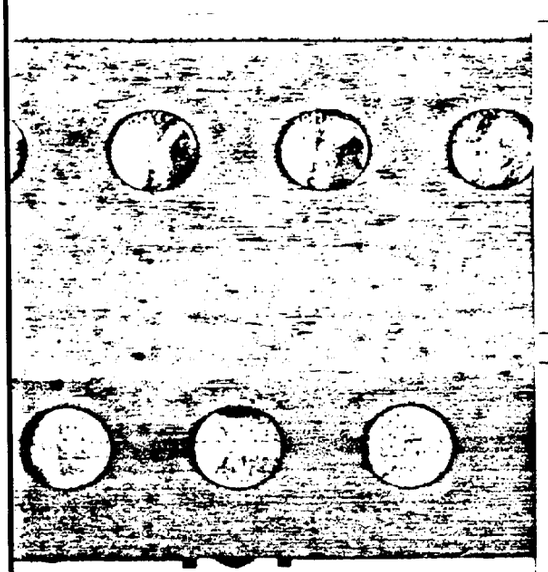
My commission expires _____

Notary Public



1537 12/03 0101 03CHECK 157.00





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

RECEIVED OF _____

FOR _____

BOOK 10278 PG 815

| | | |
|---|---|---|
| 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 | 40000.00 |
| | | | CON TX | 148.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 157.00 |
| | | | CHECK | 157.00 |
| 12/03/96 | 01 | | 14:17 0001 | 1537 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252237
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1094207