0260576

BOOK 10307 PG 159

IDENTIF. & REFERENCE

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

96 DEC 31 PM 3:30

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
John D. Hammes and Jane L. Hammes
713 E Woodlands Trail
Nashville, Tennessee 37211

SEND TAX BILL:
*To Owner*

MORTGAGEE:
Romy Hammes, Inc.
2015 Western Avenue
South Bend, IN 46629

MAP AND PARCEL:
MAP 172-3
GROUP A
PARCEL 18.00 CO

## 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, Westminster Homes Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John D. Hammes and wife, Jane L. Hammes, 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. 18 on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Westminster Homes Inc., by deed from Richter Dial Builders, Inc., of record in Book 10050, page 683, Register's Office for Davidson County, Tennessee.

This is improved property known as 713 E Woodlands Trail, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John D. Hammes and wife, Jane L. Hammes, their heirs and assigns, forever; and Westminster Homes Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 27th day of December, 1996.

Westminster Homes, Inc.

By: Robert A. Yeatman, V.P.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert A. Yeatman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President (or other officer authorized to execute the instrument) of Westminster Homes, Inc., the within named bargainor, a corporation, and that he as such Vice President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of December, 1996.

NOTARY PUBLIC Thomas I. Bottorff

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO., TENN.

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 182,943.00.

AFFIANT

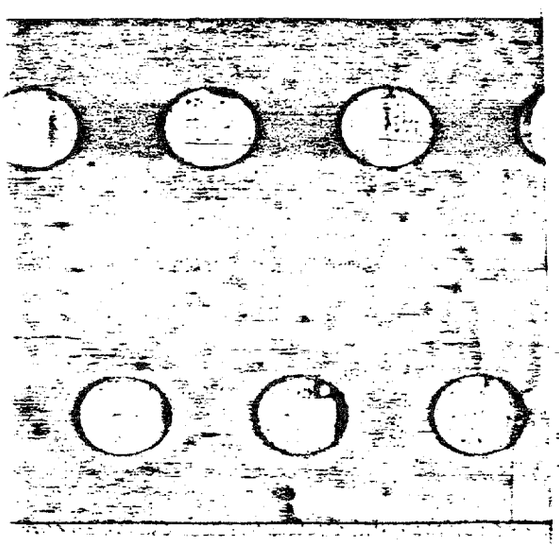
Subscribed and sworn to before me this 27th day of December, 1996.

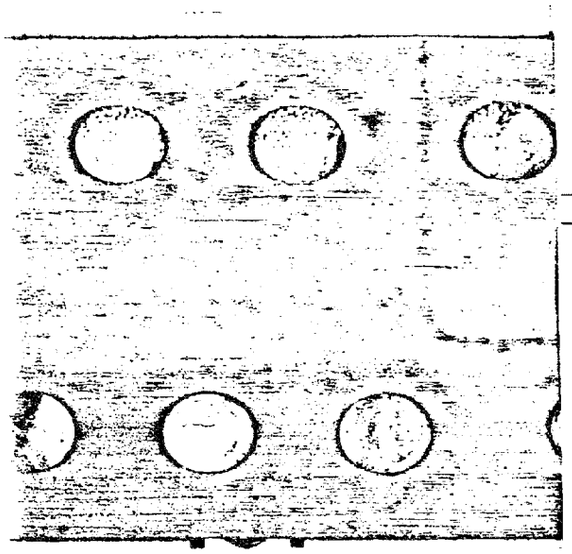
NOTARY PUBLIC Thomas I. Bottorff

THOMAS I. BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO., TENN.

My Commission Expires: March 2, 1998

1012 12/31 0101 03CHECK 685.89





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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 161

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 182943.00 |
| | | | | CON TX 676.89 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 685.89 |
| | | | | CHECK 685.89 |
| 12/31/96 | 01 | | | 15:29 0001 1012 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260576
IDENTIF. & REFERENCE

96 DEC 31 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103563