BOOK 10319 PG 62

54

02639946

IDENTIFICATION REFERENCE

97 JAN 14 AM 11:19

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **26th** day of **December, 1996** by and between

WILLIAM A. HALL and AND SPOUSE ,

hereinafter referred to as Grantor, and

LEROY HINES and PATRICIA D. HINES ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF HERBERT HEIGHTS, SECTION 2 AS OF RECORD IN BOOK 3500 PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. HALL, MARRIED BY DEED FROM CLIFTON C. WILLIAMS AND WIFE, GLORIA P. WILLIAMS OF RECORD IN BOOK 9087 PAGE 225 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

WILLIAM A. HALL

AND SPOUSE

BOOK 10319 PG 63

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WILLIAM A. HALL and AND SPOUSE** , the within named bargainors, 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, at office, this **26th** day of **December, 1996.**

Notary Public

Commission Expiration: 3-25-1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$77,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

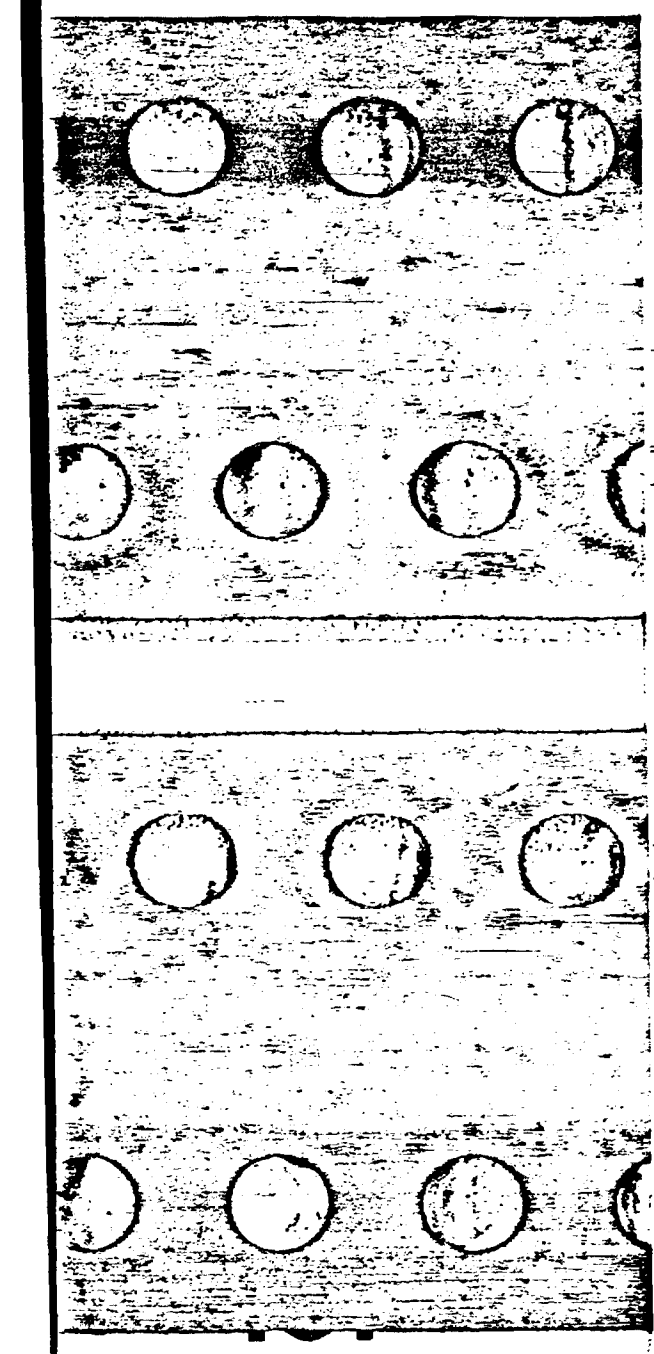
Affiant

Subscribed and sworn to before me this **26th** day of **December, 1996.**

Notary Public

Commission Expiration: 3-25-1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	LEROY HINES PATRICIA D. HINES 357 FOXGLOVE DR. NASHVILLE, TN 37211	357 FOXGLOVE DR. NASHVILLE, TN 37211 MAP PARCEL NUMBER 147-3-20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10319 PG 64

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	77900.00
CON TX	288.23
PRFEE	1.00
WDEED	8.00
TOTAL	297.23
CHECK	297.23

01/14/97 01 11:19 0001 4584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263946
IDENTIF. ↑ REFERENCE

17 JAN 14 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107094