0326355

IDENTIF. & REFERENCE 54

WARRANTY DEED

97 JUL 14 PM 3:56

THIS INSTRUMENT WAS PREPARED BY

DAVIDSON CO. TN

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

BOOK 10529 PG 135

THIS INDENTURE, made and entered into as of the **20th** day of **June, 1997** by and between

MARY E. ADKINS ,

4434 07/14 0101 03CHECK 345.40

hereinafter referred to as Grantor, and

DONALD C. HATCHER, JR. and JULIE A. HATCHER, HUSBAND AND WIFE ,

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:

BEING LOT NO. 408 HERMITAGE HILLS, SECTION 5, AS OF RECORD IN BOOK 3300 PAGE 1 & 2, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BONNAHILL DR., THE CORNER OF LOT NOS. 408 &409; THENCE WITH SAID MARGIN OF SAID DRIVE, SOUTHWESTERLY 108.30 FEET TO A CONCRETE MONUMENT IN THE BEGINNING OF A CURVE HAVING A RADIUS OF 25 FEET; THENCE AROUND SAID CURVE NORTHWESTERLY 40.46 FEET TO A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF BONNAWELL DRIVE; THENCE WITH SAID DRIVE NORTHWESTERLY 98.22 FEET TO A POINT, THE COMMON CORNER OF LOT NO. 407 & 408 & 409; THENCE WITH THE LINE BETWEEN LOT NOS. 408 & 409 SOUTHEASTERLY 121.51 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM HOMER ADKINS AND WIFE, MARY ADKINS BY DEED FROM JIMMY RICHARD KYLE AND WIFE, DIANE LEHMAN KYLE OF RECORD IN BOOK 5211 PAGE 496 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 TOTHE RESTRICTIONS HEREOF.

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.

Mary E. Adkins
MARY E. ADKINS
by Lois A. Thomas
Atty-in-fact

BOOK 10529 PG 136

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARY E. ADKINS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **June, 1997**.

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 **$92,000.00**, 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 **20th** day of **June, 1997**.

Notary Public

Commission Expiration: 3-25-1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	DONALD C. HATCHER, JR. JULIE A. HATCHER 5014 BONNAHILL DR. HERMITAGE, TN 37076	5014 BONNAHILL DR. HERMITAGE, TN 37076 MAP PARCEL NUMBER 74-16-77

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10529 PG 137

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 9200.00
CON. TX 340.40
PRFEE 1.00
MISC 8.00
TOTAL 349.40
CHECK 349.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4434

0326355
IDENTIF. & REFERENCE

97 JUL 14 PM 3:59

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1174171