0345168

IDENTIF. ↑ REFERENCE

56

BOOK 10596 PG 596

WARRANTY DEED

97 SEP -5 AM 8:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY. TN.

THIS INSTRUMENT WAS PREPARED BY

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

THIS INDENTURE, made and entered into as of the **14th** day of **August, 1997** by and between

5020 09/05 0101 03CHECK 290.20

JENNIFER J. MCCULLOUGH ,

hereinafter referred to as Grantor, and

MARK W. HASTINGS ,

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. 35 ON THE PLAN OF SECTION IV, LOCUSTWOOD, AS OF RECORD IN BOOK 2330 PAGE 137, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 80 FEET ON THE EAST SIDE OF WEST VALLEY DRIVE AND RUNS BACK 240 FEET ON THE SOUTH LINE AND 238.3 FEET ION THE NORTH LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 80 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RICHARD T. MCCULLOUGH AND WIFE, DORIS M. MCULLOUGH, BY WARRANTY DEED FROM GARY FLOYD HAHN AND WIFE, SANDRA B. HAHAN, DATED 12-12-69 OF RECORD IN BOOK 4386 PAGE 160, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND THEN CONVEYED TO DAWN LYRA MCCULLOUGH AND JENNIFER JOAN MCCULLOUGH BY QUIT CLAIM DEED FROM DORIS M.MCCULLOUGH DATED 3-30-73 OF RECORD IN BOOK 4694 PAGE 871, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THEN CONVEYED TO JENNIFER JOAN MCCULLOUGH AN UNMARRIED PERSON BY QUIT CLAIM DEED FROM DAWN LYRA MCCULLOUGH DATED 2-7-95 OF RECORD IN BOOK 9596 PAGE 209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JENNIFER JOAN MCCULLOUGH, AN UNMARRIED PERSON OF RECORD IN BOOK 9596 PAGE 209 AND VESTED IN RICHARD T. MCCULLOUGH OF RECORD IN BOOK 4386 PAGE 160.

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, his/her 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.

BOOK 10596 PG 597

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.

JENNIFER J. MCCULLOUGH

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JENNIFER J. MCCULLOUGH**, 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 14th day of **August, 1997**.

EDDY LOWE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires MAR. 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 **$76,000.00**, 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 **14th** day of **August, 1997**.

Notary Public

Commission Expiration:

EDDY LOWE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	MARK W. HASTINGS 3906 WEST VALLEY DR. NASHVILLE, TN 37211	3906 WEST VALLEY DR. NASHVILLE, TN 37211 MAP PARCEL NUMBER 148-09-115

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

RECEIVED OF _____

FOR _____

BOOK 10596 PG 598

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

MAMT 76000.00
ERR CO
MAMT 76000.00-
CAMT 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 8.00
TOTAL 290.20
CHECK 290.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/05/97 01 08:13 0001 5020

0345168
IDENTIF. ↑ REFERENCE

97 SEP -5 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1194491