BOOK 10678 PG 576 Hermitage

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130 — 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217
ESUN 97 3232 — 155 Franklin Rd., Suite 230, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime E. Hargrove (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 133
421 Elgin Street (ADDRESS)	201 4th Avenue North (ADDRESS)	GROUP 1
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	PARCEL 324

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, Max Patton and Pam Salas, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jaime E. Hargrove and Steve J. Hargrove and Diana P. Hargrove

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. 118 on the Plan of Sunrise Heights Addition No. 1, of record in Book 421, page 2, Register's Office for said County.,

Said Lot No. 118, which is a corner lot, fronts 50 feet on the southerly margin of Elgin Street and extends back between parallel lines, with the easterly margin of Keystone Avenue, 150 feet to an alley.

Being the same property conveyed to Max Patton and Pam Salas by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of record in Deed Book 10383, page 870, Register's Office for said County.

The above legal description is the same as used in the prior Deed.

This property conveyance is subject to the Plan of record in Plat book 421, page 2; restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated and assumed by the Grantee.

THIS IS NOT AND NEVER HAS BEEN THE PRIMARY RESIDENCE OF THE GRANTEE.

97 NOV 10 PM 12:32
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

97088 11/10 0101 03CHECK 203.25

unimproved ( )
is improved (X) property, known as 421 Elgin Street, Nashville, Tennessee 37211
(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 our hand s this 23rd day of October 19 97

Max Patton

Pam Salas

Pam Salas

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 Max Patton and Pam Salas, both unmarried

the bargainor s, 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 and official seal at Hermitage, Tennessee, this 23rd day of October 19 97

Commission expires 11/22/97

Notary Public

PAULA M. HARRIS NOTARY PUBLIC AT LARGE

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_____ .

My commission expires _____

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- [ ] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [X] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10678 PG 578

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	52500.00
CON TX	194.25
PRFEE	1.00
WDEED	8.00
TOTAL	203.25
CHECK	203.25

11/10/97 01 12:38 0001 9988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0368308
IDENTIF. # REFERENCE

'97 NOV 10 PM 12:32

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

No.1219174