# WARRANTY DEED

BOOK 10790 PG 38

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
6th DAY OF February, 1998

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steve J. Donnelly (NAME) | SAME (NAME) | MAP 90-12 #110 |
| 519 Annex Avenue (ADDRESS) | P.O. Box 40882 (ADDRESS) | |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Nashville, TN 37204 (CITY) (STATE) (ZIP) | |

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, Frank H. Hindsley and wife, Jo Ann Hindsley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve J. Donnelly, unmarried

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. 123 on the Plan of Charlotte Park, Section II, as of record in Book 2663, page 22, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frank H. Hindsley and wife, Jo Ann Hindsley by Affidavit of Inheritance from Robert N. Freeman, and wife, Lee Ette H. Freeman, both deceased of record in Book 10542, page 484, Register's Office for Davidson County, Tennessee. Last Will of Lee Ette H. Freeman was admitted to Probate Court of Davidson County, Tennessee, and recorded in Will Book 213, page 282, Davidson County Probate Clerk's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

98 FEB 10 PM 4:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Unimproved ( )
Is improved ( X ) property, known as 519 Annex Avenue, Nashville, TN 37209
(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 6th day of February, 1998

Frank H. Hindsley

Frank H. Hindsley

Jo Ann H. Hindsley

Jo Ann Hindsley

BOOK 10790 PG 39

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 Frank H. Hindsley and wife, Jo Ann Hindsley

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 Nashville, Tennessee, this 6th day of February, 19 98

Commission expires April 22, 2001

Notary Public

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

KARYN WESTBROOK
NOTARY PUBLIC
AT
LARGE
WILLIAMSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Warranty Deed from Frank H. Hindsley and wife, Jo Ann Hindsley, to Steve J. Donnelly.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

2015 02/10 0101 03CHECK 390.10

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

RECEIVED OF _____

FOR _____

BOOK 10790 PG 40

| | | |
|---|---|---|
| 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
103000.00
CON TX 381.10
PRFEE 1.00
WDEED 8.00
TOTAL 390.10
CHECK 390.10

02/10/98 01 16:00 0001 2015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03994 32
IDENTIF. & REFERENCE

98 FEB 10 PM 4:00

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

No. 1252549