# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

mail

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CHARLES E. RHOTEN | CHARLES E. RHOTEN | MAP 43-1 |
| (NAME) | (NAME) | |
| 317 SARVER AVENUE | 101 SHEPHERD HILLS DRIVE | PARCEL 107 |
| (ADDRESS) | (ADDRESS) | |
| MADISON, TENNESSEE 37115 | MADISON, TENNESSEE 37115 | |
| (CITY) (STATE) (ZIP) | (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, THOMAS WAYNE HALL AND WIFE, BEVERLY S. HALL WITH A LIFE ESTATE IN BAILEY HALL AND WIFE, GLADYS HALL DURING THEIR LIFETIME

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. RHOTEN AND WIFE, CAROLE RHOTEN

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 Conty, Tennessee, being the east 100 feet of Lot K on the Map of W.P. Ready's Sub., of the E.H. Thornton Track, of record in Book 332, page 110, Register's Office for said County.

SAID Lot fronts 100 feet on the south side of Shannon Avenue and runs back between parallel lines, 544 feet to the north margin of Madison Avenue.

Being the same property conveyed to Thomas Wayne Hall, and wife Beverly S. Hall, with a life estate vested in Bailey Hall, and wife Gladys Hall during their lifetime, by deed of record and Book 6570, page 128, Registers Office for Davidson County, Tennessee. The said Bailey Hall having since died and the life estate now being vested in his surviving spouse, Gladys Hall.

98 MAR 17 AM 8:17
RECEIVED
RECORDED
E. W. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04 12898
IDENTIF. ← REFERENCE

This is improved ( ) unimproved ( ) property, known as 317 SARVER AVENUE, MADISON, TENNESSEE 37115
(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 12th day of March, 19 98

Thomas Wayne Hall
THOMAS WAYNE HALL

Gladys Hall
GLADYS HALL

Beverly S. Hall
BEVERLY S. HALL

BOOK 10840 PG 137

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 THOMAS WAYNE HALL AND WIFE, BEVERLY S. HALL AND GLADYS HALL

the bargainor AT, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that LARGE executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 12th day of March 19 98.

Commission expires January 27, 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 _____.

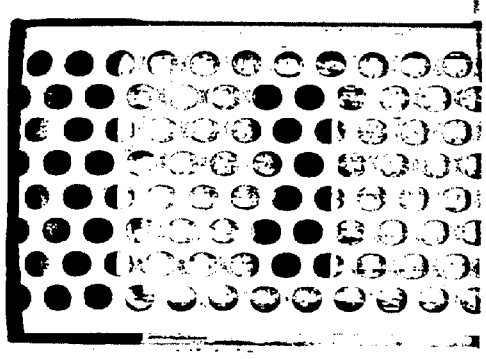
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



6545 03/17 0101 03CHECK 268.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10840 PG 138

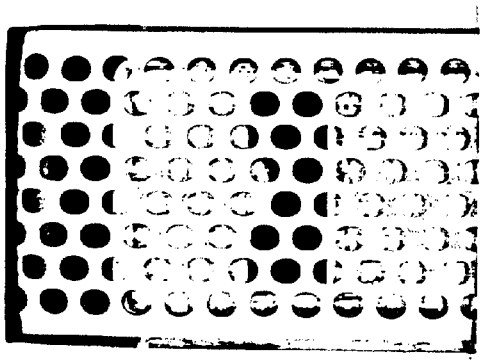
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

03/17/98 01 08:16 0001 6545

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



04128898

IDENTIF. # REFERENCE

98 MAR 17 AM 8:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1266908