BOOK 10910 PG 483

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, ON THIS THE 29TH DAY OF APRIL, 1998. Notary Public MY COMMISSION EXPIRES: October 17, 1998 (AFFIX SEAL)

GEORGE R. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Title & Escrow Company, LLC, 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Allen	U.S. Trust Mortgage, Inc.	Map 084-11-0/ Parcel 126.00
(NAME)	(NAME)	
2315 Dennywood Drive	210 25th Avenue No.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37203	
(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, John A. Hatch and spouse, Allegia C. Hatch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Allen and wife, Gaynelle Allen, 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. 255 on the Map of Maplecrest Subdivision, as of record in Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee.

SAID Lot No. 255 fronts 80 feet on the southerly margin of Dennywood Drive and extends back between lines 181 feet on the westerly line and 177.1 feet on the easterly line to a dead line in the rear, measuring 65 feet thereon.

BEING the same property conveyed to John A. Hatch and spouse, Allegia C. Hatch by deed from Karen Eberhardt Zaft and Charles F. Eberhardt and spouse, Frances J. Eberhardt of record in Book 9099, page 834, Register's Office for Davidson County, Tennessee.

Indebtedness in the original principal amount of $63,787.00 payable to Mortgage Resources, Inc.

unimproved ☐
This is improved ☒ property, known as 2315 Dennywood Drive, Nashville, TN 37214
(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.

PICK-UP

98 MAY -1 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0432252

Witness my/our hand(s) this 29th day of April, 1998.

John A. Hatch

Allegia C. Hatch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

TAI

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 1998.

Commission expires: October 17, 1999

GEORGE R. WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

George R. Woods Notary Public

1302 05/01 0101 03CHECK 349.40

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

RECEIVED OF _____

FOR _____

BOOK 10910 PG 485

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

05/01/98 01 12:40 0001 1302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432252
IDENTIF. & REFERENCE

98 MAY -1 PM 12:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287382