BOOK 10962 PG 373

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-7209

MAP/GROUP/PARCEL
042-04-0/070.00

NEW OWNER'S NAME AND ADDRESS:
Neal Darby, Jr., and wife, Ruby F. Darby
411 Campbell Road
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Robert J. Hatten, a married man, hereinafter called Grantor, do hereby transfer and convey unto Neal Darby, Jr., and wife, Ruby F. Darby, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 4 on the Plan of Madison Meade, Section 2 "A", of record in Plat Book 5210, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

The subject property is improved property commonly known as 411 Campbell Road, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 9338, Page 490, Register's Office for Davidson County, Tennessee.

Shelia F. Hatten wife of Robert J. Hatten, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, which she may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenant with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

98 JUN -4 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04461.57

Robert J. Hatten

Robert J. Hatten

Shelia F. Hatten

Shelia F. Hatten

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Robert J. Hatten, a married man, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

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

BK/ 10952 PG 374

DONE at offices in Hendersonville, TN, on this the 1st day of June 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $174,900.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of June 1998.

NOTARY PUBLIC

My Commission Expires: 4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

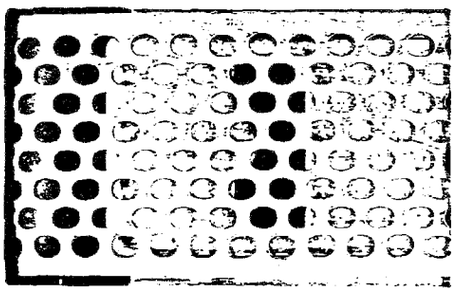
605B 06/04 0101 03CHECK 656.13

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10962 PG 375

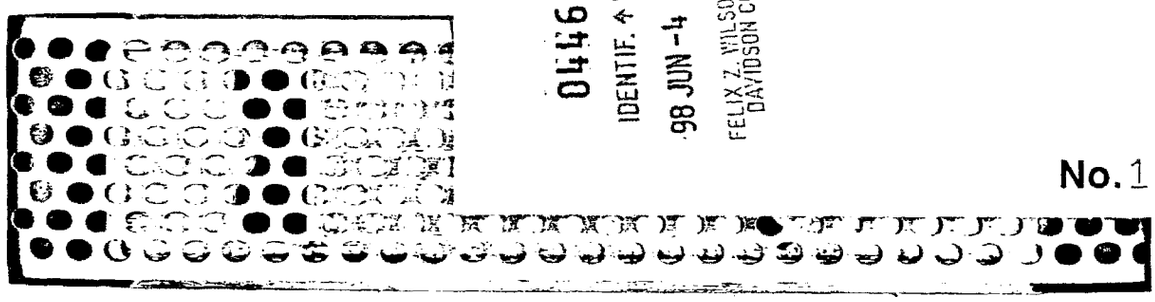
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 174900.00
CON TX 647.13
PRFEE 1.00
WDEED 8.00
TOTAL 656.13
CHECK 656.13

06/04/98 01 10:40 0001 6058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446157

IDENTIF. & REFERENCE

98 JUN -4 AM 10:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301966