Mail

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

BOOK 11027 PAGE 326

OUR FILE NUMBER: 7407

MAP/GROUP/PARCEL
042-07-0-A/047.00 C

NEW OWNER'S NAME AND ADDRESS:
Bobbie L. Clark, Bob L. Pendergraft and
Maydene Pendergraft
837 Heritage Circle
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Margaret M. Hansel, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Bobbie L. Clark, unmarried, and Bob L. Pendergraft, and wife, Maydene Pendergraft, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 211 on the Plan of the Revised Phase Two, Heritage Square, as of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The subject property is improved property commonly known as 837 Heritage Circle, Madison, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 6207, Page 892, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of ~~land,~~ with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she 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 covenants and binds herself, her 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.

Margaret M. Hansel
Margaret M. Hansel

MAIL ENV.

98 JUL 20 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0464434
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Margaret M. Hansel, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 10th day of July, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $78,900.00.

Margaret M. Hansel
AFFIANT

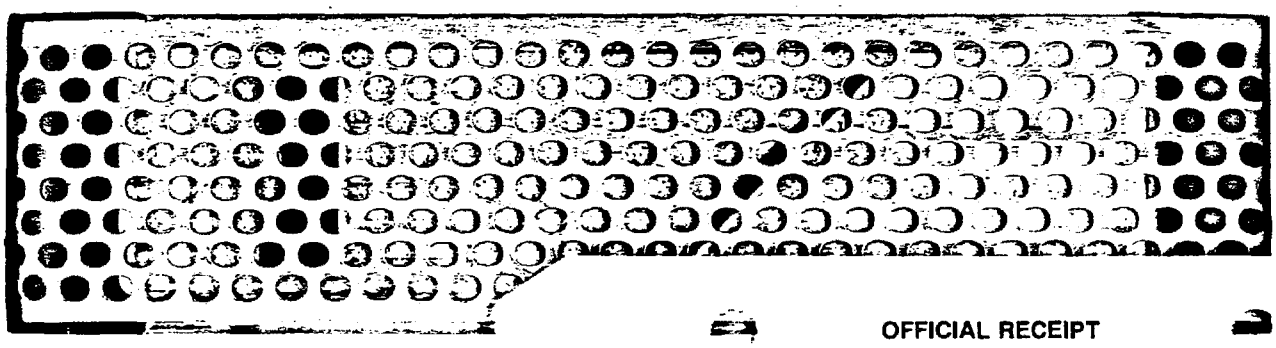
Sworn to and subscribed before me, this the 10th day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

5668 07/20 0101 03CHECK 302.93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11027 PAGE 328

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 78900.00	
			CON TX 291.93	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 302.93	
			CHECK 302.93	
07/20/98	01	14:39	0001 5668	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464434
IDENTIF. ↑ REFERENCE
98 JUL 20 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1321346