0467696

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 JUL 28 PM 2:19

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40094
Dav. Co. File: Box 8

BOOK 11038 PAGE 361

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen K. Hornbeak 514 Morton Avenue Nashville, TN 37211	Sunbelt National Mortage 2974 LBJ Freeway Ste 200 Dallas, TX 75234

TAX MAP-PARCEL NUMBERS: 119-13-160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 76,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William D. Hawley, Jr. and spouse, Paula H. Hawley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen K. Hornbeak,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of College Heights of record in Plat Book 332, Page 19, Register's Office for said County.

SAID Lot No. 53 fronts 50 feet on the northerly margin of Morton Street and extends back between parallel lines 169 feet to an alley.

BEING the same property conveyed to William D. Hawley, Jr., and wife, Paula H. Hawley by deed from Isabelle Crick, unmarried of record in Book 9763, Page 829, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332, Page 19, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated June 22, 1998, which discloses that the neighbor's drive and landscape encroaches onto said property.

This is improved property, known as: 514 Morton Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of July, 1998.

William D. Hawley, Jr. **Paula H. Hawley**

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State of Tennessee
County of Davidson

On this 16th day of July, 1998, before me the undersigned authority, personally appeared **William D. Hawley, Jr.** and **Paula H. Hawley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. LAINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 76,000.00

Affiant

Sworn and subscribed before me on the 20th day of July, 1998.

My Commission Expires: _____

CHRISTY W. LAINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

91.73 07/28 0101 03CHECK 292.20

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11038 PAGE 363

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 76000.00
				CON TX 281.20
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 292.20
				CHECK 292.20
			07/28/98 01	14:20 0001 9173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467696
IDENTIFICATION REFERENCE

98 JUL 28 PM 2:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1324802