Mail

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

OUR FILE NUMBER: 7570

MAP/GROUP/PARCEL
026-07-0/027.00

BOOK 11072 PAGE 485

NEW OWNER'S NAME AND ADDRESS:
Paul and Leonor Van Cotthem
148 Champney Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Ralph G. Hanning, a married man, hereinafter called Grantor, do hereby transfer and convey unto Paul Van Cotthem and wife, Leonor Van Cotthem, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 72 on the Resubdivision Plan of Windsor Green, Lots 49 through 72, Phase I, Section 2, of record in Book 6200, Page 349, Register's Office for Davidson County, Tennessee.

SAID Lot No. 72, being a corner lot, fronts 23.90 feet on the northeasterly margin of Champney Court and fronts 74.77 feet on the northerly margin of Windsor Trace, said frontages being joined by a curve measuring 37.50 feet and extends back 97.50 feet on the northwesterly line and 57.30 feet on the northeasterly line to a point of intersection.

The subject property is improved property commonly known as 148 Champney Court, Goodlettsville, Tennessee.

BEING the same property conveyed to grantor herein by Quitclaim Deed of record in Book 10552, Page 186, 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 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 covenants and binds 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.

Ralph G. Hanning

98 AUG 19 AM 11:25
CELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

04 76873
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 11072 PAGE 486

PERSONALLY appeared before me, the undersigned authority, Ralph G. Hanning, 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.

DONE at offices in Hendersonville, TN, on this the 14th day of August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/10

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $79,000.00.

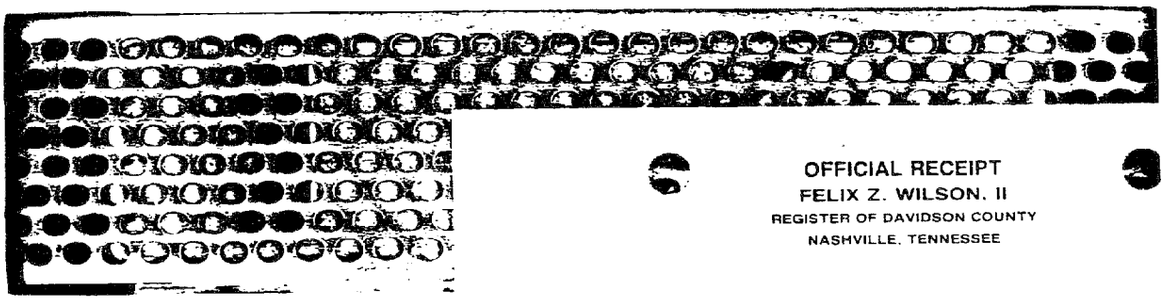
AFFIANT

Sworn to and subscribed before me, this the 14th day of August, 1998.

NOTARY PUBLIC

My Commission Expires:
4-15-2000

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



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

RECEIVED OF _____

FOR _____

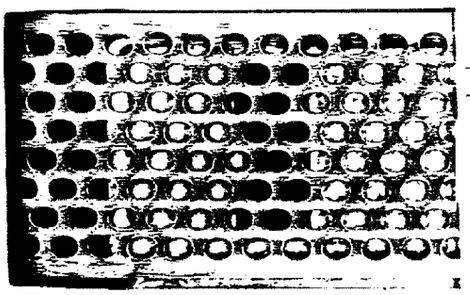
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHMT	[illegible]
CON TX	292.30
PRFEE	1.00
WDFEE	6.00
CFEE	2.00
TOTAL	303.30
CHECK	303.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0476873
IDENTIF. & REFERENCE

98 AUG 19 AM 11:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334549