Mail

This Instrument Prepared By:
D.W. McMACKIN
5200 MARYLAND WAY SUITE 105
BRENTWOOD, TN 37027

Map & Parcel: #105-3-265

Name/Address New Owner:
Ricky Hines
1247 2nd Avenue South, Nashville, TN 37210

Send Tax Statements To:
Same

BOOK 11175 PAGE 921

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Southern Financial Mortgage, Inc.** , have bargained and sold and by these presents do transfer and convey unto **Ricky Hines** , their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 2nd Avenue South, formerly Market Street, on the line between Lot Nos. 27 and 28; thence with said Avenue northerly 27-1/2 feet to what was formerly D. T. Reynolds' S.E. corner; thence with his southerly line westerly 127-1/2 feet, more or less, to the easterly margin of an alley; thence with said alley southerly 27 -1/2 feet to the line between Lots 27 and 28; thence with said line easterly 127-1/2 feet, more or less, to the beginning.

Being the same property conveyed to Southern Financial Mortgage, Inc., by Trustee's Deed executed by D. W. McMackin, Trustee, on July 21, 1998, of record in Book 11065, page 139, said Register's Office.

This is improved property located at 1247 2nd Avenue South, Nashville, TN 37210.

Subject to the 1998 County property taxes which have been prorated and paid, Grantee to pay all subsequent years.

Subject to all matters as shown on the plan of record in Book 2, page 182, said Register's Office.

9377 10/29 0101 03CHECK 92.40

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **27th** day of **October, 1998.**

John Bruno

John Bruno

98 OCT 29 AM 11:23
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

0505391

CORPORATE)
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared John Bruno with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Southern Financial Mortgage, Inc., the within named bargainor, a corporation, and that &he/she& as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in BRENTWOOD, this the 27th day of October, 1998.

_____
Notary Public

My Commission Expires: 03-23-01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$22,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 27th day of October, 1998.

_____
Notary Public

My Commission Expires _____

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 7-27-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11175 PAGE 923

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 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 92.40
CHECK 92.40

10/29/98 01 11:23 0001 9377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

050539 IDENTIF. ↑ REFERENCE

98 OCT 29 AM 11:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364547