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

OUR FILE NUMBER: 7952

BOOK 11247 PAGE 613

MAP/GROUP/PARCEL
053-13-0/044.00

NEW OWNER'S NAME AND ADDRESS:
Toby W. Nivens and
Robin L. Nivens
1516 Joe Pyron Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Bobbie S. Koch, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Toby W. Nivens, and wife, Robin L. Nivens, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 97 on the Plan of Kimbolton, Phase I, as shown on plat of record in Plat Book 6900, Pages 276-278, as amended in Deed Book 7577, Page 553, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 1516 Joe Pyron Drive, Madison, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 10565, Page 557, 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.

Bobbie S. Koch

Bobbie S. Koch

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

8921 12/10 0101 03CHECK 477.94

98 DEC 10 PM 3:26
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0523757
IDENTIF. REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

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PERSONALLY appeared before me, the undersigned authority, Bobbie S. Koch, unmarried, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 4th day of December, 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 $126,200.00 ~~$126,800.00~~.

AFFIANT

Sworn to and subscribed before me, this the 4th day of December, 1998.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11247 PAGE 615

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	126200.00
CON TX	466.94
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	477.94
CHECK	477.94

12/10/98 01 15:27 0001 8921

0523757
IDENTIF. ↑ REFERENCE

98 DEC 10 PM 3:26
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1398400