0536178

IDENTIF. + REFERENCE

99 JAN 13 AM 8:23

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11295 PAGE 221

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

OUR FILE NUMBER: 8070

MAP/GROUP/PARCEL
025-12-0-057.00

NEW OWNER'S NAME AND ADDRESS:
Jennifer Denise Wall
113 Cima Drive
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, The Estate of Melbourne Warren, hereinafter called Grantor, does hereby transfer and convey unto Jennifer Denise Wall, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 38 on the Plan of Clark Place, Section Four, of record in Plat Book 2331, Page 74, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 113 Cima Drive, Goodlettsville, Tennessee 37072.

BEING the same property conveyed to Melbourne Warren and wife, Margaret Ann Warren by deed of record in Book 3278, Page 405, Register's Office for Davidson County, Tennessee.

Margaret Ann Warren is deceased and at the time of her death she was the wife of Melbourne Warren. Melbourne Warren is now deceased. Melbourne Warren had remarried Mary Louise Warren who joins in this conveyance for the purpose of conveying any interest which she may have in said property, including a life estate.

Melbourne Warren had four children, to wit: Linda Ann Coombs, Carolyn Faye Clendenin, Wanda Karen Brook, and Melbourne Richard Warren, all of whom join in this conveyance to convey any interest, remainder or otherwise, which they may have in said property.

Melbourne Warren's estate was a non-taxable estate.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are 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.

GRANTORS further covenant and bind themselves, their 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.

Linda Ann Coombs
Linda Ann Combs

Carolyn Faye Clendenin
Carolyn Faye Clendenin

Wanda Karen Brook
Wanda Karen Brook

Melbourne Richard Warren
Melbourne Richard Warren

Mary Louise Warren
Mary Louise Warren

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

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Linda Ann ~~Combs~~ Coombs, 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 24 day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Carolyn Faye Clendenin, 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 24 day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Wanda Karen Brook, 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 24 day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Melbourne Richard Warren, 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 28th 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

PERSONALLY appeared before me, the undersigned authority, Mary Louise Warren, 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 24 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 $96,000.00.

Mary Louise Warren
AFFIANT

Sworn to and subscribed before me, this the 24 day of December, 1998.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

2102 01/13 0101 03CHECK 370.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

ECEIVED OF _____

OR _____

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

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CAMT	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	370.20
CHECK	370.20

01/13/99 01 08:24 0001 2102

99 JAN 13 AM 8:23

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0536178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411552