4130

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

BOOK 11302 PAGE 302

OUR FILE NUMBER: 7893

MAP/GROUP/PARCEL
060-16-0-168.00

NEW OWNER'S NAME AND ADDRESS:
Margaret E. Hathaway
144 Dellway Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Linda L. Castle Coleman, and Dennis Wayne Castle, and Deborah (Michelle) Castle Ragsdale as sole heirs of Lofty Castle, hereinafter called Grantors, does hereby transfer and convey unto Margaret E. Hathaway, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 239 on the Map of Joywood Heights, Section Two, as of record in Book 1130, Pages 92 and 93, 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 144 Dellway Drive, Nashville, TN 37075.

BEING the same property conveyed to Lofty Castle and wife, Geneva Castle herein by deed of record in Book 2029, Page 527, Register's Office for Davidson County, Tennessee.

Geneva Castle, wife of Lofty Castle, preceded her husband in death.
Lofty Castle died on October 27, 1998, and is survived by Linda L. Castle Coleman and Dennis Wayne Castle and Deborah (Michelle) Castle Ragsdale as evidence by the Affidavit of Heirship attached hereto and identified as Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee 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 Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

0538204
IDENTIFICATION REFERENCE

99 JAN 19 PM 2:57
CLL COMMENT REGISTER
DAVIDSON COUNTY, TN.

4283 01/19 0101 CASHECK 282.00

THE HEIRS OF LOFTY CASTLE

Linda L. Castle Coleman

Linda L. Castle Coleman

Dennis W. Castle

Dennis Wayne Castle

Deborah Michelle Castle Ragsdale

Deborah (Michelle) Castle Ragsdale

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Linda L. Castle Coleman and Dennis Wayne Castle and Deborah (Michelle) Castle Ragsdale as Sole Heirs of the Estate of Lofty Castle, with whom I am personally acquainted, and made oath that they as such Heirs with full power and authority so to do 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 11th day of December, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $72,500.00.

Margaret Ee. Hathaway

AFFIANT

Sworn to and subscribed before me, this the 11th day of December, 1998.

NOTARY PUBLIC

My Commission Expires:
2/3/02

EXHIBIT A

THIS INSTRUMENT PREPARED BY:

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CURTIS M LINCOLN
Attorney at Law
175 East Main Street, 2nd Floor
Hendersonville, TN 37075
(615) 822-0030

The maximum principal indebtedness for Tennessee recording tax purposes is $-0-.

AFFIDAVIT OF HEIRSHIP

Affiant, LINDA L. CASTLE COLEMAN, after first being duly sworn, states that she is an adult citizen and is a resident of Mt. Juliet, Wilson County, Tennessee, being ~~42~~ 52 years of age, having been born on May 13, 1946. The affiant further states that she, DENNIS WAYNE CASTLE and DEBORAH (MICHELLE) CASTLE RAGSDALE are the only heirs at law of LOFTY CASTLE, who died on October 27, 1998.

No will was made by the deceased, LOFTY CASTLE. Linda L. Castle Coleman, Dennis Wayne Castle and Deborah (Michelle) Castle Ragsdale being the only heirs at law and beneficiaries of the estate, have paid all claims, including funeral expenses, death taxes, inheritance taxes, etc. of LOFTY CASTLE.

This Affidavit of Heirship is freely given pursuant to ***Tennessee Code Annotated 30-2-712, et seq.*** to help establish and reflect the heirship with respect to the real property owned by LOFTY CASTLE in Nashville Davidson County, Tennessee, or elsewhere.

Further, affiants saith not.

Linda L. Castle Coleman
LINDA L. CASTLE COLEMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, LINDA L. CASTLE COLEMAN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 11 day of November, 1998.

Curtis M. Lincoln
NOTARY PUBLIC

My Commission Expires: 1-09-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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0538204

IDENTIF. & REFERENCE

99 JAN 19 PM 2:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	72500.00
CON TX	268.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	283.25
CHECK	283.25

01/19/99 01 14:55 0001 4283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413712