NEW PURCHASER
SEND TAX BILLS TO:
Kelly Wayne Hinote
2250 Maplecrest Dr.
Nashville, TN 37214

TAX MAP 84-11, PARCEL 56

THIS INSTRUMENT PREPARED BY
HARSH, PARKS & HARSH
LAW OFFICES
GALLATIN, TENNESSEE 37066

WARRANTY DEED

BOOK 11353 PG. 125

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND ($70,000.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, HILMAN F. DUNCAN AND WIFE, AVINELL K. DUNCAN, have this day bargained and sold and by these presents do hereby transfer and convey unto KELLY WAYNE HINOTE, his heirs and assigns, the following described parcel of land, to-wit:

Situated in Davidson County, Tennessee, BEING LOT 268 on the MAP OF MAPLECREST SUBDIVISION, as of record in Book 1835, Page 27 and 28, Register's Office of said County.

BEGINNING at a point in the northerly margin of Maplecrest Drive, the common corner of Lots 268 and 269; thence with the line between said lots, northerly 110 feet to a corner of Lot 305; thence with the line between Lots 268 and 305, easterly 115 feet to the westerly margin of Dennywood Drive; thence with the margin of the same southerly 90 feet to the beginning of a curve; thence with said curve, southwesterly 31.42 feet to the northerly margin of Maplecrest Drive; thence with the margin of the same westerly 95 feet to the beginning.

BEING the same property conveyed to Hilman F. Duncan and wife, Avinell Duncan, by Installment Deed from James A. Carney, et ux, of record in Book 4704, Page 480, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said KELLY WAYNE HINOTE, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that WE ARE lawfully seized and possessed of said parcel of land, that WE have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations and permits,

restrictions of record, all visible easements, and the 1999 real estate taxes which are to be pro-rated.

WE FURTHER COVENANT with the said GRANTEE and bind OURSELVES, OUR heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said KELLY WAYNE HINOTE, his heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

BOOK 1135 PAGE 126

FOR SAID CONSIDERATION of SEVENTY THOUSAND ($70,000.00) DOLLARS, the said KELLY WAYNE HINOTE has this date executed and delivered his promissory note for said sum payable to the GRANTORS secured by a deed of trust of even date herewith executed by said GRANTEE.

POSSESSION with deed.

WITNESS our hands this the 18th day of February, 1999.

Hilman F. Duncan
HILMAN F. DUNCAN

Avinell K. Duncan
AVINELL K. DUNCAN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HILMAN F. DUNCAN AND WIFE, AVINELL K. DUNCAN, the bargainors, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 18th day of February, 1999.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 10-7-2002

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kelly W. Hines
AFFIANT

SWORN TO and subscribed before me,

this the 18th day of February, 1999.

Theresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

MY COMMISSION EXPIRES: 10-7-2002

BOOK 11353 PG. 127

05524468

ILLEGIBLE FOR REFERENCE

99 FEB 24 AM 10:50

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11353 PG. 128

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

C T 70000.00
CO TX 255.00
PRFEE 1.00
MISC 15.00
CFEE 2.00
TOTAL 274.00
CHECK 274.00
10:48 0001 9517

99 FEB 24 AM 10:50
REGISTER
DAVIDSON COUNTY, TN.

0552468
IDENTIF. # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428731