BOOK 11366 PG. 163

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$68,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1999

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Sr., Attorney
4800 Charlotte Ave.
Nashville, TN 37209

My Commission Expires SEPT. 29, 2001

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Cynthia Joan Hoeger	Same	Map 91-7
5209 Kentucky Ave.		Parcel 218
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **H. C. DUKE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA JOAN HOEGER**, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 1116, 1118 and the easterly 10 feet of Lot No. 1120 of Block 170 on the plan of No. 1 Plan of West Nashville, as of record in Plat Book 57, Pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 1116, 1118 and part of Lot No. 1120 front together 60 feet on the southerly side of Kentucky Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to H. C. Duke by Trustee's Deed from R. R. Hedgepath, Trustee of record in Book 11130, Page 857, Register's Office for Davidson County, Tennessee.

5209 Kentucky Ave., Nashville, TN 37209

(House Number) (Street) (City) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hands this 26th day of February 1999.

H. C. Duke

H. C. DUKE - Seller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **H. C. Duke**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February 1999.

BELINDA C. DIXON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Belinda C. Dixon

NOTARY PUBLIC

My commission expires: _____

My Commission Expires SEPT. 29, 2001

0556023

IDENTIF. & REFERENCE

99 MAR -3 PM 3:19

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

3217 03/03 0101 03CHECK 262.60

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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CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 262.60
CHECK 262.60

03/03/99 01 15:17 0001 3212

0556023

IDENTIF. ← REFERENCE

99 MAR -3 PM 3:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432394