# WARRANTY DEED

BOOK 11433 PG. 439

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 114,000.00
Vida M. Horn
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF April 19 99
Angela R. Burkeen
Notary Public
MY COMMISSION EXPIRES: 6/9/2002
(AFFIX SEAL)

ANGELA R. BURKEEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires JUNE 09, 2002

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vida M. Horn | Vida M. Horn | MAP 57 8 P 2 |
| (NAME) | (NAME) | |
| 1009 S. Graycroft Avenue | 1009 S. Graycroft Avenue | PARCEL 39 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Madison TN 37115 | 11D/B/485 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard W. Hitch and wife, Sonia Hitch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vida M. Horn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 157, on the Plan of Pleasant Acres Subdivision, Section I, of record in Plat Book 2133, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 157 fronts 165.39 feet on the easterly margin of Graycroft Road and runs back between parallel lines, 245 feet to a dead line on which it measures 165.39 feet.

Being the same property conveyed to Richard W. Hitch and Sonia M. Fuller, Both Unmarried by deed from Merrill B. Sanders and husband Carl Sanders of record in Book 8673, Page 561, Register's Office, Davidson County, Tennessee.

Sonia M. Fuller and Sonia Hitch is one in the same person.

This is the same description as in previous deed of record.

This conveyance subject to such easements, setback lines, and restrictive covenants of record in said Register's Office.

This conveyance is subject to restrictions of record in Book 2155, Page 547,
CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1009 S. Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 1st day of April 19 99

Richard W. Hitch

Sonia Hitch

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 Richard W. Hitch and wife, Sonia Hitch

the bargainor S, with whom I am personally acquainted or proved to me 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 White House, Tennessee, this 1st day of April 19 99.

Commission expires 6/9/2002

Angela R. Burkeen
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

ANGELA R. BURKEEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires JUNE 09 2002



05746675
...UER'S REFERENCE
99 APR 15 PM 1:52
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
2994 04/15 0101 03CHECK 436.00

LEGAL DESCRIPTION CONTINUATION

said Register's Office.

This conveyance is subject to minimum building setback lines and public utilities, of record in Plat Book 2133, Page 60, said Register's Office.

# 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 |

BOOK 11433 PG. 442

0574675

INSTRUMENT REFERENCE

99 APR 15 PM 1:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 114000.00 |
| CON TX | 421.80 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 436.80 |
| CHECK | 436.80 |

04/15/99 01 13:55 0001 2994

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1451963