BOOK 11497 PG. 933

This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNERS:
Thomas E. Ervin

P.O. Box 158462
Nashville, Tn 37215

SEND TAX BILL TO:
SAME

MAP & PARCEL:
Map 51.07
Parcel 66

WARRANTY DEED

For and in 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, **Ronald H. Hyder and Vera Speck, sole heirs of Verlin Hyder,** Grantors, have bargained and sold and by these presents does transfer and convey unto **Thomas E. Ervin**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Oakland Acres, Section 4, as of record in Book 2133, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George W. Lockley and wife, Mable Lockley, by deed from Ray E. Garrett and wife, Ruth F. Garrett, of record in Book 2149, page 219, Register's Office for said County. By deed of record in Book 3610, page 113, said Register's Office, George W. Lockley conveyed his interest in said property to Mabel L. Lockley, the said Mabel L. Lockley having died intestate on August 2, 1996 and her estate being probated in the Probate Court for said County under Docket No. 96P-1293 with her Administrator being Verlin Hyder. By Quitclaim Deed of record in Book 10395, page 298, said Register's Office, Joe T. Childress, Trustee, conveyed said property to Verlin Hyder, the said Verlin Hyder having since died intestate, leaving said property to his heirs-at-law, Ronald H. Hyder and Vera Speck, as evidenced by an Affidavit of Heirship of record in Book 11203, page 975, said Register's Office. Mable Lockley and Mabel L. Lockley are one and the same person and Verlin Hyder and Verlin Hyder, Jr. are one and the same person.

This is improved property known as 1203 Acre Trail, Madison, Tennessee 37115.

The above property is conveyed subject to the following:

1. 1999 Metropolitan Government taxes.

3690 05/27 0101 03CHECK 311.26

2. All matters on the Plan of record in Book 2133, page 19, Register's Office for said County.

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, his heirs and assigns, forever;

AND Grantors do covenant with the said Grantee that they 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;

8624
.9900/cr

05922282
RECEIVED FOR REFERENCE
99 MAY 27 PM 3:35
REGISTER
DAVIDSON COUNTY, TN.

1

AND Grantors DO FURTHER covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 19th day of May, 1999, in Nashville, Tennessee.

Ronald H. Hyder by Julie E. Officer as Attorney-in-Fact

Vera Speck by Julie E. Officer as Attorney-in-Fact

See Power of Attorney recorded in Book 11497 page 931, RODC, Tn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Julie E. Officer on behalf of Ronald H. Hyder and Vera Speck as Attorney-in-Fact**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that she executed the same as their free act and deed.

Witness my hand and seal this 19th day of May, 1999.

Carol R. Rennie
NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,150.00.

AFFIANT

Sworn to and subscribed before me this 19th day of May, 1999.

Carol R. Rennie
NOTARY PUBLIC

My commission expires: 1/27/2001

8624
.9900/cr

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11497 PG. 935

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

CAMT 81150.00
CON TX 300.26
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 311.26
CHECK 311.26

05/27/99 01 15:39 0001 1690

0592282

ILLEGIBLE REFERENCE

95 MAY 27 PM 3:35

REGISTER
DAVIDSON CO., TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466260