8062-M

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

W. Steven Hibdon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 99

Mark A. Ellmore, Jr.
Notary Public

MY COMMISSION EXPIRES: 1/25/03

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Steven Hibdon	FT Mortgage Companies d/b/a	73-13-142
(NAME)	(NAME) First Tennessee Mortgage	
2610 Traughber Drive	P.O. Box 146 Company, Inc.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37206	Memphis, Tennessee 38101	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Evie Mae Hibdon, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto W. Steven Hibdon, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Mailan Heights Subdivision, as of recordin Book 1835, page 90, Register's Office for said County, more particularly described as follows:

Said Lot No. 45 fronts 70 feet on the southerly margin of Traughber Drive and runs back 157.2 feet on the east line and at angles 167.3 feet on the west line to a dead line, measuring 33.9 feet thereon.

BEING the same property conveyed to Wilbur E. Hibdon and wife, Evie Mae Hibdon by deed from Vernon M. Williams and wife, Edith Willliams, filed of record in Book 2597, page 291, Register's Office for Davidson County, Tennessee.

The said Wilbur E. Hibdon having since been deceased.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Evie Mae Hibdon and Evie Mai Hibdon being one and the same person.

This is improved property known as 2610 Traughber Drive, Nashville, Tennessee 37206

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 her hand this 31st day of August, 19 99.

Evie Mae Hibdon

01 OCHECK 242.25

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Evie Mae Hibdon, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 31st day of August, 1999.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

063726
MEMO REFERENCE
99 SEP -3 PM 3:56
ALL TAXES REGISTER
DAVIDSON COUNTY, TN.

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 11650 PAGE 858

06326637

IDENTIFICATION REFERENCE

99 SEP -3 PM 3:56

REGISTER
DAVIDSON COUNTY, TN.

CHMT	62500.00
CON TX	231.25
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	242.25
CHECK	242.25

09/03/99 01 15:5o 0001 5015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513037