B041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2000

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Wright	**Novastar Mortgage, Inc.**	**41-6-7**
(NAME)	(NAME)	
4020 Brick Church Pike	**23046 Ave. De La Carlota, 3FL**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Laguna Hills, CA 92653**	
(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, **RAYBON D. HINSLEY AND WIFE, BETTY SUE HINSLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK WRIGHT AND WIFE, DEBORAH WRIGHT**, 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. 3 on the Plan of Skyline, Section I of record in Plat Book 2854, Page 117, Register's Office for said County, to which reference is made for a more complete description

Said Lot No. 3 begins at a point in the westerly margin of Brick Church Pike at the common front corner of Lots 3 and 4; thence with the line between said lots Westerly 436 feet to the common rear corner of said lots; thence southwardly 120 feet to a point in the Northerly margin of a 50-foot road; thence with the margin of the same, Easterly 411 feet to the beginning of a curve; thence around said curve Northeasterly 39.3 feet to a point in the Westerly margin of Brick Church Pike; thence with the margin of the same, 95 feet to the point of beginning

Being the same property conveyed to Raybon D. Hinsley and wife Betty Sue Hinsley by deed of record in Book 8699, Page 124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4020 Brick Church Pike, Nashville, TN 37207**
(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.

Davidson County DEEDWARR
Recvd: 11/27/00 09:51 2pgs
Fees:11.00 Taxes:370.00
20001127-0115799

Witness **my/our hand(s)** this **16th day of November, 2000**.

Raybon Hinsley
Raybon D. Hinsley

Betty Sue Hinsley
Betty Sue Hinsley

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 Raybon D. Hinsley and wife, Betty Sue Hinsley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 2000.

Pamela R Parker
Notary Public

Commission expires: 2-18-01

NOTARY PUBLIC AT LARGE