WARRANTY DEED

TAMMY WYAUN POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires Nov. 30, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Milton Hinshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2001.

Tammy Wyaun Potts
Notary Public

MY COMMISSION EXPIRES:. (AFFIX SEAL) November 30, 2002

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milton Hinshaw	Coldwell Bankers Mortgage	Map 108-12
(NAME)	(NAME)	
1433 Quail Run	Coldwell Banker Mortgage	Parcel 136
(ADDRESS)	3000 Leadenhall Road (ADDRESS)	
Nashville, Tennessee 37214	Mount Laurel, NJ 08054	
(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, **Joel David Temple and wife, Thelma A. Temple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Milton Hinshaw and wife, Wilma Kaye Hinshaw**, 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.10 on the Plan of Trailwood, Section Two, of record in Book 6050, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel David Temple and wife, Thelma A. Temple by deed from Damon L. Hanson and wife, Bobbie B. Hanson, of record in Book 10996, page 334, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6050 page 148, said Register's Office; (c) Restrictive covenants contained in Book 5728, page 298, Book 6128, page 361, Book 8078, page 521and Book 10413, page 344 said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1433 Quail Run, Nashville, TN 37214
(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 hands this 13 day of August, 2001.

Joel David Temple

Thelma A. Temple

Davidson County DEEDWARR
Recvd: 09/10/01 10:19 2pgs
Fees:13.00 Taxes:510.60

20010910-0097712

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Joel David Temple and Thelma A. Temple 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 this 13th day of August, 2001.

Commission expires:

"NOTARY SEAL"
Alma S. Tedder, Notary Public
Pulaski County, State of Arkansas
My Commission Expires 2/7/2011

Alma S. Tedder
Notary Public