0106627

File Box 51-A

IDENTIF. ↑ REFERENCE

Map & Parcel FH 07525 144-02-006

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union National Bank Bldg.
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

95 SEP 29 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9811 PG 379

Send Tax Bills To:
New Owner

New Owner:

SALEM & JUDY FORSYTHE
1127 Crater Hill Drive.
Nashville, TN 37215

Mortgagee:

First American National Bank
First American Center
Nashville, TN 37237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HOWARD W. HALL, JR. and wife, MARY JEAN HALL, Grantors, have bargained and sold and by these presents do transfer and convey unto SALEM L. FORSYTHE and wife, JUDITH R. FORSYTHE, Grantees, their heirs and assigns, the property described as follows:

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

Being Lot No. 59 on the Plan of Chickering Hills, Section 3, as of record in Book 2663, page 17, Register's Office for said County. Said Lot No. 59 fronts 229.3 feet on the westerly side of Crater Hill Drive and extends back 438.2 feet on the southerly line and 397.3 feet on the northerly line to a dead line, measuring 232.92 feet thereon.

Being the same property conveyed to Howard W. Hall, Jr. and wife, Mary Jean Hall, by deed from James G. Nichols and wife, Donna Jean Nichols, of record in Book 4360, page 611, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto 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 property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Restrictions of record in Book 2648, page 523, said Register's Office; (2) All matters on the plan of record in Book 2663, page 17, said Register's Office; (3) Easement for sanitary sewers and/or storm drainage purposes of record in Book 6279, page 972, said Register's Office; (4) Existing building restrictions and zoning, and other laws and ordinances applicable to the property; and (5) 1995 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

Davidson County DEEDWARR
Recvd: 10/04/01 14:52 2pgs
Fees:12.00 Taxes:0.00
20011004-0108131

RECORDED

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 15 day of September, 1995.

Tennessee (401085 81) Ap 1/96.

Howard W. Hall Jr.
HOWARD W. HALL, JR.

Mary Jean Hall
MARY JEAN HALL

Tennessee 426433 37 Ap 6/91

STATE OF FLORIDA)
)
COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public of said County, HOWARD W. HALL, JR. and wife, MARY JEAN HALL, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of September, 1995.

Barbara Parnther
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE

BARBARA PARNTHER
MY COMMISSION # CC 244663
EXPIRES: December 6, 1996
Bonded Thru Notary Public Underwriters

BARBARA PARNTHER
MY COMMISSION # CC 244663
EXPIRES: December 6, 1996
Bonded Thru Notary Public Underwriters

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Seventy Five Thousand and No/100 Dollars ($275,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Thomas W. Lawless
AFFIANT

Sworn to and subscribed before me this 29th day of September, 1995.

Cindy Lawless
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: My Commission Expires MAR. 23, 1996

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File #B-0871

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