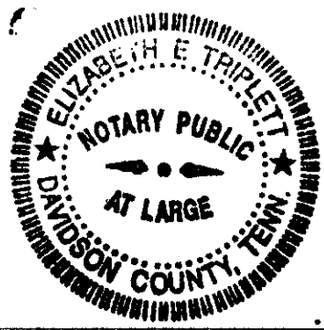
Box 13

# WARRANTY DEED




#2235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Harry J Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2001.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harry J. Fox | CTX Mortgage Company | 150-2-160 |
| (NAME) | (NAME) | |
| 808 Lake terrace Drive | 801 94th Avenue North | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37217 | St. Petersburg, FL 33702 | |
| (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, Claudette J. Hinkle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry J. Fox, 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:

Being Lot Number 38A on the Plan of the Zone Lot Division of Lots 16, 17, 25, thru 33 and 37 thru 45 Harbor Gate, Section I Revised, of record in Plat Book 6250 at page 638, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Claudette J. Hinkle, by deed of record in Book 7936, Page 382, Register's Office forDavidson County, Tennessee.

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

This instrument is executed on behalf of Claudette J. Hinkle by Teri Cannon as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book last ##, Page _____, in the Register's Office for Davidson County, Tennessee.

* 20011210 0135403

unimproved ☐
This is improved ■ property, known as 808 Lake Terrace Drive, Nashville, TN 37217
(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: 12/10/01 09:43 2pgs
Fees:13.00 Taxes:255.30



20011210-0135404

Witness my/our hand(s) this 30th day of November, 2001.

Claudette J. Hinkle

Claudette J. Hinkle

by Teri Cannon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of Novmber, 201, before me personally appeared Teri Cannon, the person who executed the foregoing instrument on behalf of Claudette J. Hinkle and who acknowledged that she executed the same as the free act and deed of the said Claudette J. Hinkle, through Power of Attorney granted her by the said Claudette J. Hinkle.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2001.

Commission expires: May 26, 2002

Elizabeth E Triplett

Notary Public

