WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/07/02 08:17 2pgs
Fees:13.00 Taxes:695.60

20021007-0121630

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-3076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam W. McClendon Jr.	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	118-14-0-107.00
(NAME)	(NAME)	
3521 Crestridge Drive	10741 King William	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Dallas, TX 75220	
(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, Martha Tyree Hoskins, a single person Lucy R. Hoskins, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam W. McClendon Jr., a single person, 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 No. 28 as shown on the plan of Longview Manor, Sections One & Two, of record in Book 1424, Page 127, 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 Lucy R. Hoskins and Martha Tyree Hoskins, as joint tenants with the right of survivorship, the entire fee to vest in the survivor at the death of either by Quitclaim Deed from Hilda Gillen, Trustee, dated November 23, 1964, of record in book 3847, Page 972, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3521 Crestridge Drive, Nashville, TN 37204

(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 27th day of September, 2002.

Martha Tyree Hoskins

Lucy R. Hoskins

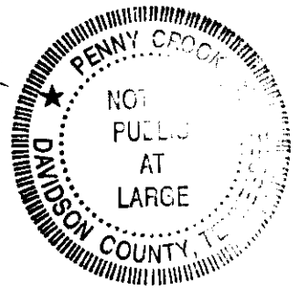
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Tyree Hoskins, a single person Lucy R. Hoskins, a single person 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 Brentwood, Tennessee this 27th day of September, 2002.

Commission expires: 9/25/04



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027