File #200490382

Davidson County DEEDWARR
Recvd: 04/16/04 12:41 2pgs
Fees:13.00 Taxes:203.50

20040416-0043110

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Claudine Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2004.

Lynn F. Vaught
Notary Public

MY COMMISSION EXPIRES: 2-20-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudine McCool Bryant	SAME	Map: 61-10-151
(NAME)	(NAME)	
516 Glen Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MINERVA E. HINTON, TAMARA SUE FARRER, WILLIAM CHARLES HINTON, JR., JOHN RICHARD HINTON AND ROBERT A. HINTON, BEING ALL OF THE HEIRS AT LAW OF WILLIAM CHARLES HINTON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CLAUDINE MCCOOL BRYANT, unmarried,** hereinafter called the GRANTEE, her 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 all of Lot No. 30, on the Plan of Maplewood Manor Subdivision, as shown by plat appearing of record in Plat Book 547, Page 102, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David Vincent Hinton by Warranty Deed dated January 27, 1960 of record in Book 3027, Page 30, Register's Office for Davidson County, Tennessee. The said David Vincent Hinton died testate on March 8, 2001, leaving said property to his brother, William Charles Hinton of record in Will Book 1765, Page 324076, Probate No. 01P-491, Probate Clerk's Office for Davidson County, Tennessee. William Charles Hinton died intestate on October 11, 2003 leaving said property to his heirs at law.

This conveyance is subject to the following:
Sanitary Sewer and/or Storm Drainage Easement of record in Book 4071, Page 47, any and all matters shown on plat of record in Plat Book 3027, Page 30; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 795 Matthews Avenue, Nashville, TN
(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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 14th day of April, 2004.

Minerva E. Hinton

Tamara Sue Farrer

William Charles Hinton, Jr.

John Richard Hinton

Robert A. Hinton

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Minerva E. Hinton, Tamara Sue Farrer, William Charles Hinton, Jr, John Richard Hinton and Robert A. Hinton, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of April, 2004.

Notary Public

My Commission Expires: 2-20-07

(SEAL)

LYNN F. VAUGHT
COMMISSION EXP.
Notary Public At Large
02-20-2007
RUTHERFORD COUNTY, TN

Mail After Recording To:

Southern Title Services, LLC
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129