PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

47

L&L# 6317-98

ADDRESS NEW OWNER:
Candace A. Hamblin
2610 Shadow Lane
Nashville, Tennessee 37216

SEND TAX BILL TO:
NEW SOUTH FEDERAL SAVINGS BANK
210 AUTOMATION WAY
BIRMINGHAM, AL 35210

MORTGAGEE:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

MAP **73-10**
GROUP
PARCEL **2.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Midgett and Mary A. Preston, the only heirs-at-law of Jane B. Midgett, deceased** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Candace A. Hamblin**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 76 feet on the easterly side of Shadow Lane and runs back 195.25 feet on the northerly line and 200.09 feet on the southerly line to a dead line, measuring 76.18 feet thereon.

Being the same property conveyed to James D. Midgett and wife, Jane B. Midgett by deed from Joe A. Paget and wife, Marijane Fielder Paget dated August 28, 1959, of record in Book 2957, page 435, Register's Office for Davidson County, Tennessee. James D. Midgett pre-deceased Jane B. Midgett. Jane B. Midgett died intestate on December 16, 2003, leaving David Midgett and Mary A. Preston as her only heirs-at-law, as expressed in the affidavit of heirship of record at Instrument No. 20040420-0044793, Register's Office, Davidson County, Tennessee.

This is improved property known as 2610 Shadow Lane, Nashville, Tennessee 37216. Possession is to be given on April 19, 2004.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 do 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 warrant that the same is unencumbered unless otherwise herein set out; and,

Davidson County DEEDWARR
Recvd: 04/20/04 15:09 2pgs
Fees:13.00 Taxes:351.50
20040420-0044794

GRANTORS, do further covenant and bind themselves, their heirs and representatives, 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.

WITNESS our hands this the 19th day of April, 2004.

David Midgett

Mary A. Preston

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Midgett and Mary A. Preston**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2004.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-27-06

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of April, 2004.

NOTARY PUBLIC

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

My Commission Expires: **09/22/07**