Davidson County DEEDWARR
Recvd: 09/20/04 14:31 2pgs
Fees:13.00 Taxes:320.05
20040920-0112980

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Linda Hughes<br>109 Hardaway Drive<br>Goodlettsville, TN 37072 | 57 Rolling Meadows Drive<br>Goodlettsville, TN 37072 | 33-8-3 |
| | | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGIE I. ARRINGTON, by and through her attorney in fact, JAMES D. ARRINGTON**, have this day bargained and sold, and do hereby transfer and convey unto the said **LINDA HUGHES**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, BEING Lot(S) 264, as shown on the map entitled Gatewood Subdivision, Section I, of record in Plat Book 3300, Page(s) 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jesse D. Arrington and Virgie I. Wright a/k/a Virgie I. Wright Arrington by deeds of record in Book 4381, Page 736, dated November 24, 1969, and Book 8896, Page 54, dated March 25, 1993, said Register's Office, the said Jesse D. Arrington having since died.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $86,500.00.

Subscribed and sworn to before me this 15th of September, 2004.

Linda Hughes
Affiant

My Commission Expires: 3.22.08

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 109 Hardaway Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 15th day of September, 2004.

James D. Arrington

**JAMES D. ARRINGTON, Attorney in Fact for VIRGIE I. ARRINGTON a/k/a VIRGIE I. WRIGHT ARRINGTON**

Linda Hughes

**LINDA HUGHES**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2004, before me personally appeared **JAMES D. ARRINGTON,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **VIRGIE I. ARRINGTON a/k/a VIRGIE I. WRIGHT ARRINGTON** and acknowledged that such person executed the same as the free act and deed of **VIRGIE I. ARRINGTON a/k/a VIRGIE I. WRIGHT ARRINGTON.**

Rhonda Lanita Groves

NOTARY PUBLIC

My Commission Expires: 3.22.08

RHONDA LANITA GROVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.