Davidson County DEEDWARR
Recvd: 09/16/05 14:23 2 pgs
Fees:13.00 Taxes:381.10

20050916-0111745

**DEED**

**THIS DEED OF CONVEYANCE** made and entered into on this 8-8-05, 2005, by and between **J.W. HINKLE, JR. and ERLENE H. HINKLE, husband and wife,** hereinafter known and referred to as **GRANTORS**, and **MATTHEW COOPER, whose tax mailing address is** 6014 BALTIC DR. HERMITAGE TN 37076, hereinafter known and referred to as **GRANTEE;**

**WITNESSETH:**

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

**Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Dodson Heights Subdivision, of record in Book 2900, page 133, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 135 fronts 60.0 feet on the southerly side of Baltic Drive and extends back between lines 125.5 feet on the easterly line and 135.4 feet on the westerly line to a dead line in the rear, measuring 60.5 feet thereon.**

**BEING the same property as conveyed to J. W. Hinkle, Jr. and Earlene H. Hinkle by deed recorded 06/27/62 in Book 3402, Page 273**

**Parcel/Tax I.D. #: 086-02-0 006.00**

**Commonly known as: 6014 Baltic Drive, Hermitage, TN 37076**

**TO HAVE AND TO HOLD,** the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

**IN TESTIMONY WHEREOF,** witness the hands of the Grantors herein, all on this the day and year first above written.

J.W. Hinkle

**J.W. HINKLE, JR.**

Earlene H. Hinkle

**ERLENE H. HINKLE**

Prepared By & Return To:
Matthew Cooper
6014 Baltic Drive
Hermitage, TN 37076

STATE OF TENNESSEE )
)
Davidson COUNTY )

The undersigned, a Notary, does certify that on this August 8th, 2005, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **J.W. HINKLE, JR. and ERLENE H. HINKLE**.

ROBERT C. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APR. 9, 2009

Notary Public

My Commission Expires: 4-9-09

**IN THIS CONSIDERATION CERTIFICATE,** the parties hereto do hereby certify that the above stated consideration in the sum of $103,000.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $103,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

ROBERT C. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APR. 9, 2009

J.W. HINKLE, JR.

ERLENE H. HINKLE

GRANTORS

STATE OF TENNESSEE )
)
Davidson COUNTY )

The undersigned, a Notary Public, does certify that on this August 8th, 2005, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **J.W. HINKLE, JR. and ERLENE H. HINKLE**.

Notary Public

My Commission Expires: 4-9-09