

THIS INDENTURE, made and entered into this 30th day of April, 1996, by and between,

Herenton Investment Company, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and

Vernice B. Kuglin (an unmarried person), party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Shelby State of Tennessee:

Lot 8, Banneker Estates P.D., as shown on plat of record in Plat Book 150, Page 78, in the Register's Office of Shelby County Tennessee, to which plat reference is hereby made for a more particular description of said property.

This property being part of the same property conveyed to the grantor(s) by Quit Claim Deed EV-6456.

Tax Parcel No. 075-259-A-008.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

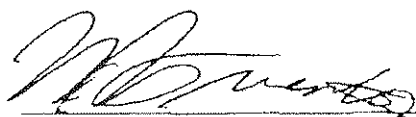
The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

except subdivision restrictions, building lines, and easements of record in Plat Book 150, Page 78; easements of record in instruments numbers EW-0648, EW-0649, and EW-0696; Declaration of Covenants, Conditions, and Restrictions in instrument number FE-1680, and except for 1996 City and County Taxes, not yet due and payable.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.



Herenton Investment Company  
By: Dr. W. W. Herenton, President

CORPORATE  
STATE OF TENNESSEE,  
COUNTY OF SHELBY

Before me, Charles G. Wardlow, II, a Notary Public of the State and County aforesaid, personally appeared Dr. W. W. Herenton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Herenton Investment Company the within named bargainer, a corporation, and that (s)he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (or herself) as President.

Witness my hand and Official Seal at office this 30th day of April, 1996.

My Commission expires: 5-19-97

  
Notary Public

(FOR RECORDING DATA ONLY)

Property address:  
Undeveloped Lot

Owners Address:  
Vernice B. Kuglin  
200 Wagner Place Apt. 802  
Memphis, TN. 38103

Mail tax bills to: (Person or Agency  
information, and belief, for payment of taxes)  
Vernice B. Kuglin  
200 Wagner Place Apt. 802  
Memphis, TN. 38103

File No. T-15383

This instrument prepared by  
and return to:

Charles G. Wardlow, II  
5384 Poplar Ave. ste. 440  
Memphis, Tennessee 38119.  
(901) 761-0303

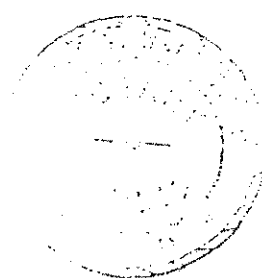
I, or we, hereby swear or affirm that, to the best responsible of affiant's knowledge, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
Affiant

Subscribed and sworn to before me this 30th day of April, 1996.

  
Notary Public

My Commission Expires: 5-19-97



No.	<b>FV 7212</b>
D/C	<u>D</u> OR # <u>6</u>
Pgs.	<u>2</u> ltr.
Val	<u>40,000.00</u>
STATE TAX	<u>148.00</u>
REGISTER'S FEE	<u>100</u>
RECORDING FEE	<u>800</u>
WT <input type="checkbox"/> ANSC FEE	
TOTAL	<u>1570</u>
STATE OF TENNESSEE SHELBY COUNTY GUY R. BATES REGISTER	

FV7212

SHELBY COUNTY  
REGISTER  
96 MAY -3 PM 3:00



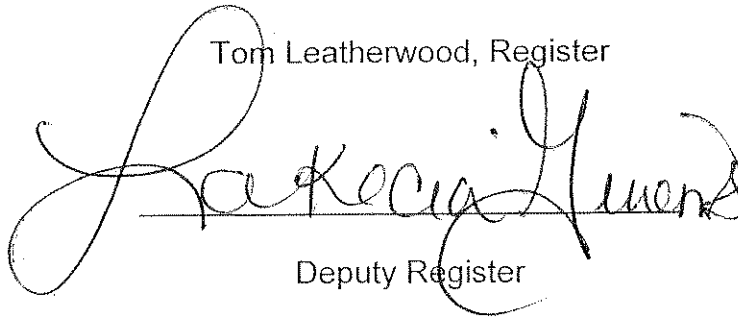
*Tom Leatherwood*  
Shelby County Register

STATE OF TENNESSEE  
COUNTY OF SHELBY

I, Tom Leatherwood, Register of Deeds, hereby certify this is a true and perfect copy of page(s) 1-2 of Instrument Number FV7212, recorded in this office as a WARRANTY DEED from HERENTON INVESTMENT CO to VERNICE B KUGLIN.

Witness the Official Signature and Seal this 7th day of January 2009.

Tom Leatherwood, Register



Deputy Register

