WARRANTY DEED. (For Typewriter) (Box 637-1) Revised 1975 MARSHALL & BRUCE - NASHVILLE

WARRANTY DEED

BOOK 5699 PAGE 527

This instrument prepared by:

PORCH, PEELER, WILLIAMS, THOMASON & BRADLEY 102 SOUTH COURT SQUARE
(Name) (Street address or Route Number)

WAVERLY, TENNESSEE 37185
(City) (STATE) (ZIP CODE)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miller G. Bass (NAME:)	Same (NAME:)	147-5
304 N. Church St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	252
Waverly Tenn (CITY) STATE (ZIP CODE)	(CITY) STATE (ZIP CODE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, including the cancellation of a certain promissory note heretofore executed by the grantors herein to the grantee in the original amount of $ 25,000.00 , this conveyance being herein made in lieu of foreclosure, we,

Anthony F. Calorio and wife, Frances L. Calorio,

this date have bargained and sold, and by these presents do transfer and convey unto the said

Miller G. Bass, his heirs and assigns, a certain tract or parcel of land in Civil District of Davidson County, State of Tennessee, as follows:

BEING Lot No. 170 on the Plan of Section II, Caldwell Country Estates, as of record in Book 2663, page 128, Register's Office for said County.

Said Lot No. 170 fronts 130 feet on the south side of Darlington Drive and runs back between lines, 202.2 feet on the east line and 373.3 feet on the west line, to a dead line in the rear, on which it measures 214.6 feet.

BEING the same property conveyed to grantors herein by deed of record in Deed Book_____, page_____, Register's Office of Davidson County, Tennessee.

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The previous and last conveyance being a Deed to

from

Registered in Register's Office of ..... County, State of Tennessee,

in Vol. ..... Page .....

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Miller G. Bass, his

heirs and assigns, forever. And we do covenant with the said

Miller G. Bass

that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said

Miller G. Bass, his

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s, this 12th day of January, 19 81

Witness:

Anthony F. Calorio

Francis L. Calorio

Francis L. Calorio

State of Tennessee ..... County.

The foregoing Deed was received and transferred.

This ..... day of ....., 19....., at .....O'Clock .....M.

.....

Assessor of Property.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

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STATE OF TENNESSEE, _____ COUNTY

Personally appeared before me, DANNY R BRADLEY, a Notary Public in and for said County and State, the within named

Anthony F. Calorio and wife, Francis L. Calorio

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at WAVERLY

Tennessee, this 12th day of JANUARY, 19 81

My Commission Expires 10-14, 19 81

Danny R Bradley
Notary Public.

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at

Tennessee, this day of , 19

My Commission Expires , 19

Notary Public.

STATE OF TENNESSEE Register's Office, , 19

COUNTY OF

The foregoing instrument and certificate were noted in Note Book Page At O'Clock M.

19, and recorded in Book, Series, Page State Tax

Paid $ Fee Recording Fee Total Witness my hand Receipt No.

Register.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 62500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Miller & Bass
Affiant.

Subscribed and sworn to before me this the 13th day of January

19 81

Jacqueline Melton
Register or Notary Public.

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G 25111

45 P 01/13 175.00 CHECK

RUSH

IDENTIF. REFERENCE

JAN 13 10 58 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Warranty Deed

FROM

Anthony F. Calorio and wife,
Francis L. Calorio

TO

Miller G. Bass

STATE OF TENNESSE

COUNTY.

Register's Office

Received for record the ..... day of
....., A.D. 19.....,
at ..... o'clock ..... M. Noted in Note Book
....., page ....., and recorded in Book
....., of Deeds ....., Vol. ....., Page .....
Fee Paid, $.....

State Tax . . . . . $.....
Clerk's Fee . . . . . $.....
Total . . . . . $.....

Paid this ..... day of ....., 19.....

.....
Register.

(Box 687-1) MARSHALL & BRUCE - NASHVILLE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5699 PAGE 531

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			62500.00- CO	
			162.50 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	175.00-
			455BAD1/13/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.2.5.1.1.1.

T
IDENTIF. REFERENCE

JAN 13 10 58 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 801663