# WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,853.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 84

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

RECORDED
MAR 29 10 AM

BOOK 6260 PAGE 7

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS. | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CLIFTON H. MARSHALL, SR. et ux (NAME) | ENGEL MORTGAGE COMPANY, INC. (NAME) | 43-2 |
| 118 Cedarwood Lane (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 847 (STREET ADDRESS) | 118 |
| Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP) | Birmingham, Alabama 35201 (CITY) (STATE) (ZIP) | 11D 31080 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLIFTON H. MARSHALL, JR. and wife, ALICE L. SHORT MARSHALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON H. MARSHALL, SR. and wife, ELGENIA MARSHALL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 118 on the Plan of Cedarwood Courtyard Homes of record in Book 5200, pages 60 & 61, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is here made for a more complete description.

Being the same property conveyed to Clifton H. Marshall, Jr. and Alice L. Short, by deed from Cedarwood Courtyard Homes, Inc., of record in Book 5592, page 488, Register's Office for Davidson County, Tennessee. The Grantors having since married.

unimproved ( )
This is improved (X) property, known as 118 Cedarwood Lane, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 28th day of March, 19 84

CLIFTON H. MARSHALL, JR.

ALICE L. SHORT MARSHALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton H. Marshall, Jr. and Alice L. Short Marshall

the bargainors, 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 Goodlettsville, Tennessee this 28th day of March, 1984

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } { acknowledged } { himself / themselves } { to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } { as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

I 1 2 1 8 8

IDENTIF. REFERENCE

MAR 30 8 39 AM '84

REGISTER

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 54653.20- CAPT. | |
| | | | 142.74 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 ADEED | |
| | | | CHECK | 149.24- |
| 4461 | A03/30/84 | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I I 2 8 8

IDENTIFICATION REFERENCE

MAR 30 8 39 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 24334