#3678

# WARRANTY DEED

35

BOOK 6483 PAGE 246

*THIS INSTRUMENT PREPARED BY*
George E. Mudter, Jr., Atty.
Suite C-11, The Paddock
229 Ward Circle
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James C. Cheek (NAME) | New Owner (NAME) | Map 145-14 |
| 5301 Camelot Court (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 75 |
| Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | Field Book FH-23644 |

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,

CHARLES D. ASKEW and CAROL K. ASKEW wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. CHEEK

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, 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 18 on the Plan of Tyne Valley Estates, Section 15, Revised, as of record in Plat Book 5200, page 338, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles D. Askew and wife, Carol K. Askew by deed from James C. Cheek and wife, Virginia Cheek of record in Book 6215, page 254.

This conveyance is made subject to 1985 taxes which have been prorated and assumed by the Buyers; (2) Restrictions of record in Book 5510, page 503; and (3) All matters appearing on the plan of record in Plat Book 5200, page 338, said Register's Office.

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IDENTIF. REFERENCE

FEB 6 1 55 PM '85

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN

unimproved XX )
This is improved ( ) property, known as Lot 18, Tyne Valley Estates Section 15 Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of February, 19 85.

Charles D. Askew
CHARLES D. ASKEW

Carol K. Askew
CAROL K. ASKEW

BOOK 6488 PAGE 247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROL K. ASKEW the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 19 85.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Askew, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the with instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 1985.

My commission expires: 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 19 85

MY COMMISSION EXPIRES: 7/17/88
(AFFIX SEAL)

Notary Public

3222 02/06 149.50- CHEEK

**WARRANTY DEED**

FROM
CHARLES D. ASKEW
and wife
CAROL K. ASKEW

TO
JAMES C. CHEEK

Please return to:
**First Title & Escrow Company, Inc.**
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926
File Box 38

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 6488 PAGE 248

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
9222A02/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 | 4 3 5

IDENTIF. REFERENCE

FEB 8 | 55 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 106675