File Box 38

0183

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

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| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SHIRLEY A. ORA (NAME) | New Owner (NAME) | Map 104-13-C |
| 3603 Bellwood Drive, Unit 2 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 2 |
| Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 7DA-2577 |

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, JEAN LAIRD ROBINSON BOWDEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHIRLEY A. ORA

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 Unit No. 2 on the Plan of Bellwood Townhomes as of record in Plat Book 5200, page 407, revised in Book 5200, page 429, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jean Laird Robinson, unmarried, by deed from Kathryn Colleen Norton Watkins and husband J. Scott Watkins of record in Book 6087, page 398, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee; (2) Master Deed of record in Book 5915, page 736; (3) All matters appearing on the Plan of record in Plat Book 5200, page 407, revised in Book 5200, page 429, said Register's Office.

Lee Cornelius Bowden, Jr., spouse of Jean Laird Robinson Bowden, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Jean Laird Robinson Bowden.

J 1 3 7 6 9

IDENTIF. REFERENCE

JUN 18 10 25 AM '85

REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3603 Bellwood Drive, Unit 2, Nashville, Tennessee 37212

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 14th day of June, 1985.

Jean Laird Robinson Bowden
JEAN LAIRD ROBINSON BOWDEN

Lee Cornelius Bowden, Jr.
LEE CORNELIUS BOWDEN, JR.

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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 JEAN LAIRD ROBINSON BOWDEN and husband, Lee Cornelius Bowden, Jr. the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of June, 1985.

My commission expires 4/19/85 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1985

MY COMMISSION EXPIRES: 4/19/85 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

JEAN LAIRD ROBINSON BOWDEN

TO

SHIRLEY A. ORA

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 98000.00- CAMT. | |
| | | | 254.80 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 261.30- | |
| | | | 9183A06/18/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 3. 7. 6. 9

IDENTIF. T REFERENCE

JUN 18 10 25 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 145588