STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Franklin Cardona | Dominion Bankshares Mortgage | MAP 52-6 |
| (NAME) | (NAME) | |
| 741 Florence Circle | P.O. Box 9703 | PARCEL 71 |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | McLean, VA 22102 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Ross Cohen Randolph and Theresa Ann Randolph Gray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Franklin Cardona and wife, Lisbedth Cardona

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:

LAND in Davidson County, Tennessee, being the southerly 57.5 feet front and 30.1 feet rear of Lot No. 58 and the northerly 79.65 feet front of Lot No. 59 on the Map of Madison Heights Subdivision, Section No. 1, as of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Florence Avenue at a point 42.5 feet south of the corner of Lots Nos. 57 and 58, the southwest corner of the property conveyed to Bill Bryan, by deed from Mabel Graves Jensen, of record in Book 2649, Page 201, said Register's Office; thence with the said Bryan's southeasterly line, northeastwardly 475.8 feet, more or less, to the westerly line of Lot No. 71; thence with the westerly line of Lots Nos. 71 and 70, southwardly 90.7 feet to the corner of Lots Nos. 59 and 60, the northeast corner of the property conveyed to Bettie Klotz Harter, by deed from Mabel Graves Jensen, of record in Book 2794, Page 593, said Register's Office; thence with said Harter's northwesterly line, southwestwardly 442.8 feet, more or less, to the easterly margin of Florence Avenue; thence with said Avenue, northwestwardly 137.15 feet to the beginning.

BEING the same property conveyed to Dorothy Louise Randolph, by deed from Marshall L. McCrary and Vantrece S. McCrary, of record in Book 4727, Page 110, and re-recorded in Book 4761, Page 268, Register's Office for Davidson County, Tennessee. The said Dorothy Louise Randolph having since died, leaving as her sole surviving heirs, her husband, Ross Cohen Randolph, and her daughter, Theresa Ann Randolph Gray.

This is unimproved ( ) improved (X) property, known as 741 Florence Circle, 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 13th day of August 19 90

Ross Cohen Randolph
Ross Cohen Randolph

Theresa Ann Randolph Gray
Theresa Ann Randolph Gray


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BOOK 8179 PAGE 369

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 Ross Cohen Randolph and Theresa Ann Randolph Gray

the bargainor, 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 Madison Tennessee, this 13th day of August 19 90.

Commission Expires 10-20-92

Joyce B. Dowtin
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

5.1.90

IDENTIFICATION

AUG 21 12 10 PM '90

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN



WARRANTY DEED

FROM

Ross Cohen Randolph and Theresa Ann Randolph Gray

TO

Franklin Cardona and wife, Lisbeth Cardona

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

2046 08/21 0101 03CHECK 257.80

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8179 PAGE 370

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 76000.00
CON TX 250.80
PRFEE 1.00
WDEED 6.00
TOTAL ~~257.80~~
CHECK ~~257.80~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/21/90 01 12:20 0001 2046

51190

TENNESSEE

AUG 21 12 18 PM '90

FELIX Z. WILSON, II

No. 348456