56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

BOOK 8888 PAGE 551

THIS INDENTURE, made and entered into as of the **12th** day of **March, 1993** by and between

Gary Atnip and Eleanor S. Moon Atnip, Husband and Wife ,

hereinafter referred to as Grantor, and

Michael Cargile, single, and Patricia Smith, single ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 157, on the Plan of Stacy Square, Section 4, of record in Book 4460, page 12, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Eleanor Moon by deed from Deneane Marie Beard of record in Book 8614, page 463, Register's Office, Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal; balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage, Co.of record in Book 7127, page 918, said Register's Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transferred to the said Grantee.

This instrument was prepared from information supplied by the parties. No title examination has been performed and Anderson & Jordan, Escrow Company, Inc. does not warrant or express an opinion as to the statute of said title.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Subject to Plan of record in Book 4460, page 12, Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Gary Atnip

Eleanor S. Moon Atnip

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gary Atnip and Eleanor S. Moon Atnip, Husband and Wife** , the within named bargainors, 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, at office, this **12th** day of **March, 1993.**

Notary Public

Commission Expiration: 11-27-93

MAR 03 93 1101 BOOK 274-29

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$71,743.29**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **12th** day of **March, 1993.**

Notary Public

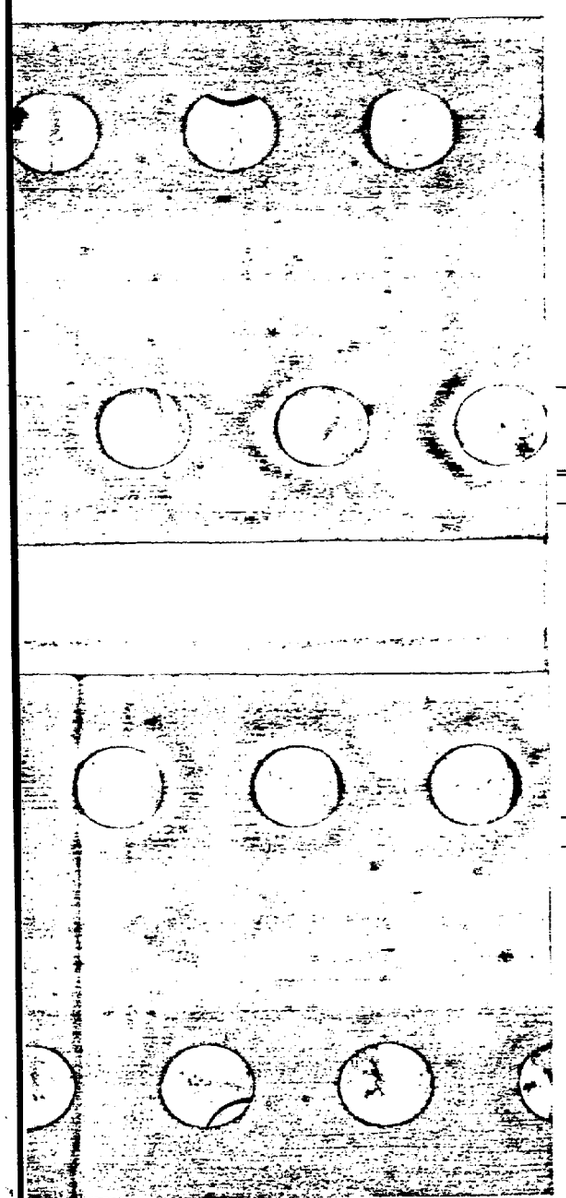
Commission Expiration: 11-27-93

MAR 10 11 28 AM '93

REGISTER'S OFFICE

0 0 5 0 8

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Chemical Mortgage Company 200 Old Wilson Bridge Rd. Worthington, Ohio 43085	235 Colt Drive Nashville, TN MAP PARCEL NUMBER 128-10-162



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

RECEIVED OF _____

FOR _____

BOOK 8888 PAGE 553

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

DATE BY

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

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

VALUATION	TAX AND FEES	TOTAL PAID
		AMT 72743.29
		CON TX 265.29
		PRFEE 1.00
		MDEED 9.00
		TOTAL 274.29
		CHECK 274.29

03/16/93 01 12:25 0001 2837

RECE

S NOT VALID UNTIL CHECK IS PAID BY BANK

00608

IDENTIFICATION REFERENCE

MAR 16 12 25 PM '93

DAVIDSON COUNTY, TN

No.630357