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562357

IDENTIF. & REFERENCE

# WARRANTY DEED

93 AUG 26 PM 1:20

REGISTER

THIS INSTRUMENT WAS PREPARED BY

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

**THIS INDENTURE**, made and entered into as of the **20th** day of **August, 1993** by and between

**Charles B. McMahon, Jr.** , unmarried

hereinafter referred to as Grantor, and

**James A. Robertson and Suzanne Craig Robertson, Husband and wife** ,

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 8 on the Map of Lone Oak Heights, of record in Book 1424, page 2, Register's Office for said County.**

**Being the same property conveyed to Charles B. McMahon, Jr., and wife, Hester Morgan McMahon by Deed recorded in Book 2882, page 123 Register's Office for Davidson County, Tennessee. Said Hester Morgan McMahon is now deceased.**

**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,

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.

Charles B. McMahon, Jr.

Charles B. McMahon, Jr.

**INDIVIDUAL**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Charles B. McMahon, Jr.** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **August, 1993**.

Notary Public

Commission Expiration: 11-27-93

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**STATE OF Tennessee**
**COUNTY OF Davidson**

**VALUATION AFFIDAVIT**

4340 08/26 0101 03DHECK 404.50

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 **$107,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

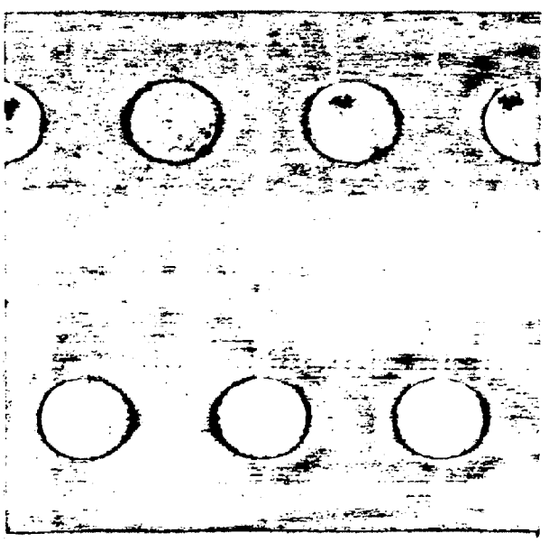
**Affiant**

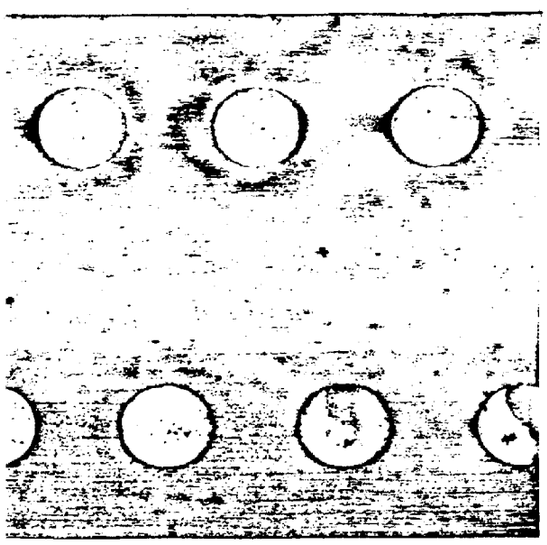
Subscribed and sworn to before me this **20th** day of **August, 1993.**

Notary Public

Commission Expiration: 11-27-93

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| Anderson & Jordan Escrow Company, Inc.<br>2323 Crestmoor Rd.<br>Nashville, TN 37215 | Fleet Mortgage Corp.<br>783 Old Hickory Blvd.<br>Brentwood, TN 37027 | 1910 Lone Oak Circle<br>Nashville, TN 37215<br><br>MAP PARCEL NUMBER<br>131-7-33 |





**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 |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 107000.00 |
| | | | CON TX | 395.90 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 404.90 |
| | | | CHECK | 404.90 |
| 08/26/93 | 01 | | 13:20 0001 | 4340 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56235
IDENTIF. ↑ REFERENCE

93 AUG 25 PM 1:20

No. 690639