Mail

This Instrument Prepared by J. H. Ockerman, Esq., 144 Second Ave., N., Nashville, TN 37201;615/242-2000

BOOK 9104 PAGE 52

# WARRANTY DEED

| Address New Owners as Follows: | Send Tax Bill To: | Map-Parcel Number |
|---|---|---|
| Randall T. and Sue Ann Cordell | Same | 136-6-64 |
| 257 Clearlake Drive | | |
| Nashville, TN 37217 | | |

FOR AND IN CONSIDERATION OF THE SUM OF Eighty-Eight Thousand and NO/100 Dollars ($88,000.00), the receipt of which is hereby acknowledged, David Michael Morawski and wife, Diane Lynn Morawski ("Grantors") have bargained and sold and by these presents do hereby grant and convey unto Randall T. Cordell and wife, Sue Ann Cordell ("Grantee") as tenants by the entireties, their heirs and assigns forever, the following described real property located in Davidson County, Tennessee, to wit:

Being Lot no. 268 on the Plan of Section Five, Priest Lake Park, of record in Book 4460, pages 174, 175 and 176, Register's Office for said County.

Said Lot no. 268 fronts 100.0 feet on the easterly margin of Clearlake Drive and extends back 132.25 feet on the northerly line and 133.62 feet on the southerly line to a dead line in the rear, measuring 100.01 feet thereon.

Being the same property conveyed to David Michael Morawski and wife, Diane Lynn Morawski, by deed from David L. Deckard and wife, Gail A. Deckard, of record in Book 5972, page 771, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property above-described, together with the privileges and appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever, in fee simple with covenant of general warranty; and Grantor for Grantee's heirs and assigns does covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to sell and convey the same to Grantee, and that the same is unencumbered except for matters of record. Grantor further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns, against the lawful claims of all persons.

This conveyance is made subject to:

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

2. Rights or claims of parties in possession.

3. Mechanics', contractors' or materialmen's liens and lien claims, if any, where no notice thereof appears of record.

4. Taxes for the year 1993.

5. That certain Deed of Trust executed by Grantor to Leader Enterprises, Inc., Trustee, of record in Book 6902, page 223, said Register's Office, dated June 23, 1986, to secure to Leader Federal Mortgage, Inc., an indebtedness in the amount of $83,040.00, which indebtedness Grantee is assuming under separate agreement with the lender.

6. The Plan of record in Book 4460, page 175, said Register's Office.

7. Restrictive covenants contained in instrument of record in Book 4698, page 969, said Register's Office.

This is improved property known as 257 Clearlake Drive, Nashville, TN 37217.

WITNESS the signatures below this 30th day of Sept, 1993.

X David M. Morawski
David Michael Morawski

X Diane L. Morawski
Diane Lynn Morawski

STATE OF Ohio )
COUNTY OF Medina )

Personally appeared before me, _____, Notary Public in and for said County and State, the within named David Michael Morawski and Diane Lynn Morawski, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Medina, Ohio, this 30th day of Sept, 1993.

Darin E. Hamrick
Notary Public

My Commission Expires: 3-31-94

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

X David M. Morawski
David Michael Morawski

Subscribed and sworn to before me, this the 30th day of Sept, 1993.

Notary Public
My Commission Expires: 3-31-94

NOTARIAL SEAL
MEDINA COUNTY, OHIO

70374

IDENTIFICATION REFERENCE

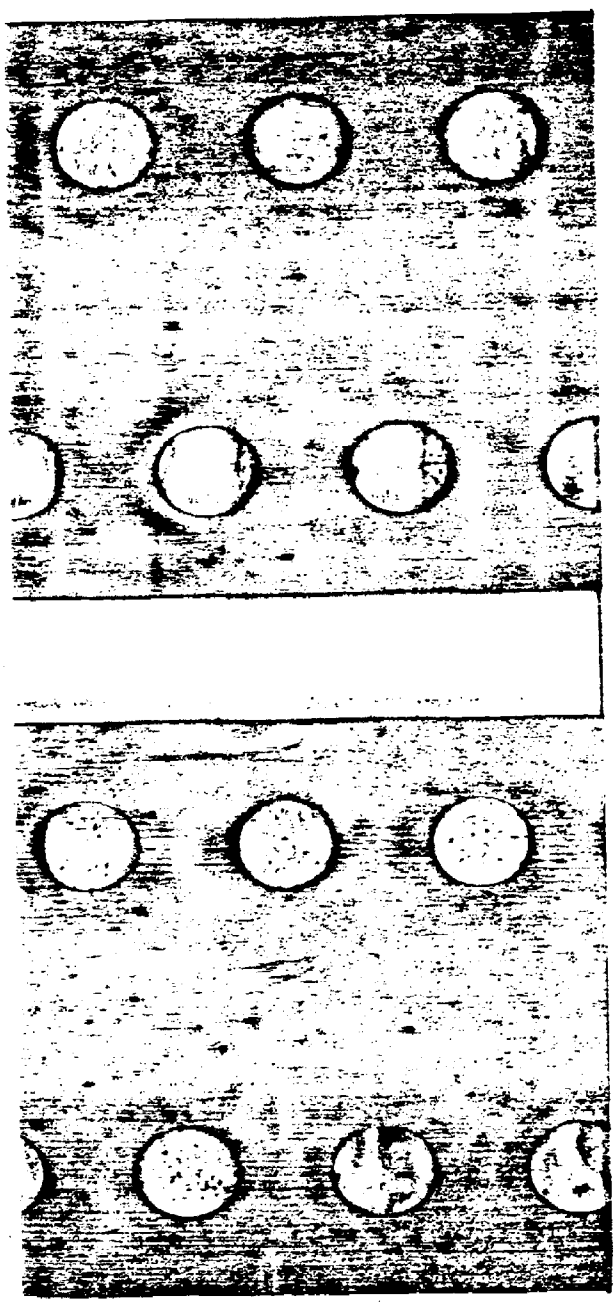
93 OCT -4 PM 4:00

FILED ... REGISTER
DAVIDSON COUNTY, TN.

7799 10/04 0101 03CHECK 334.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF October 1993.
Deputy Register

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 9104 PAGE 54

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 |
|---|---|---|---|---|
| | | | CAMT | 80000.00 |
| | | | CON TX | 325.60 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | VOID | |
| | | | CAMT | 80000.00- |
| | | | CAMT | 88000.00 |
| | | | TOTAL | 334.60 |
| | | | CHECK | 334.60 |

10/04/93 01 16:02 0001 7799

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

70374
IDENTIF. & REFERENCE

93 OCT -4 PM 4:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 705706