99134

56

IDENTIF. & REFERENCE

WARRANTY DEED

93 DEC 21 AM 10:51

THIS INSTRUMENT WAS PREPARED BY

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

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

BOOK 9194 PAGE 267

THIS INDENTURE, made and entered into as of the **13th** day of **December, 1993** by and between

Richard Elizandro and Donna S. Elizandro, Husband and wife ,

hereinafter referred to as Grantor, and

Bernard Cox and Betty Cox, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 11, Lot No. 18, in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase IV, Quail Valley, as of record in Plat Book 5800, page 69 and 70, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Donna S. Pittman (Elizandro), by quitclaim deed from Robert W. Rutherford, of record in Book 7724, page 814, Register's Office for Davidson County, Tennessee.

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,

This conveyance is subject to Plan of record in Book 5800, page 69 & 70, 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.

_____ **Richard Elizandro**

_____ **Donna S. Elizandro**

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INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Richard Elizandro and Donna S. Elizandro, 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 **13th** day of **December, 1993**.

Notary Public

Commission Expiration: 11-22-97

STATE OF Tennessee
COUNTY OF Davidson

6626 12/21 0101 03CHECK 194.00

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 **$50,000.00**, 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 **13th** day of **December, 1993.**

Notary Public

Commission Expiration: 11-22-97

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Norwest Mortgage, Inc. 2416 Hillsboro Rd., Ste. 106 Nashville, TN 37212	1216 Quail Road Nashville, TN 37214 MAP PARCEL NUMBER 108-8-D-11co

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

RECEIVED OF _____

FOR _____ BOOK 9194 PAGE 269

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	50000.00
			CON TX	185.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	194.00
			CHECK	194.00
12/21/93	01	10:52	0001	6626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99134
IDENTIFICATION REFERENCE

93 DEC 21 AM 10:51
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 736596