Bk + SS

# WARRANTY DEED

BOOK 9255 PAGE 490

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John D. Murray, Jr. (NAME) | NEW OWNERS (NAME) | MAP 61-51 |
| 3822 Baxter Avenue (ADDRESS) | 3822 Baxter Avenue (ADDRESS) | PARCEL 307 |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Nashville, TN 37216 (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, John S. Cavanah and wife, Diane L. Cavanah

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Murray, Jr. and wife, Pansy C. Murray

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 Lot No. 31 on the Plan of the Subdivision of Maplewood Home Tract of record in Book 421, page 174, Register's Office for said County.

Said Lot No. 31 fronts 100 feet on the easterly side of Baxter Avenue and extends back between parallel lines 225 feet to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to John S. Cavanah and wife, Diane L. Cavanah by deed from Sara Celeste Albright, single, of record in Book 5436, page 865, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject 1994 and subsequent years assumed by the Grantees; subject to all matters on the plan of record in Book 421, page 174; the sanitary sewer easement of record in Book 4311, page 122, said Register's Office; and parties in possession.

20076

IDENTIF. & REFERENCE

94 FEB 22 PM 2:56

REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 3822 Baxter Avenue, Nashville, TN 37216
(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 18th day of February, 19 94

John S. Cavanah

Diane L. Cavanah

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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 John S. Cavanah and wife, Diane L. Cavanah

the bargainor s, 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 Nashville, Tennessee, this 18th day of February, 19 94.

Commission expires 5/23/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

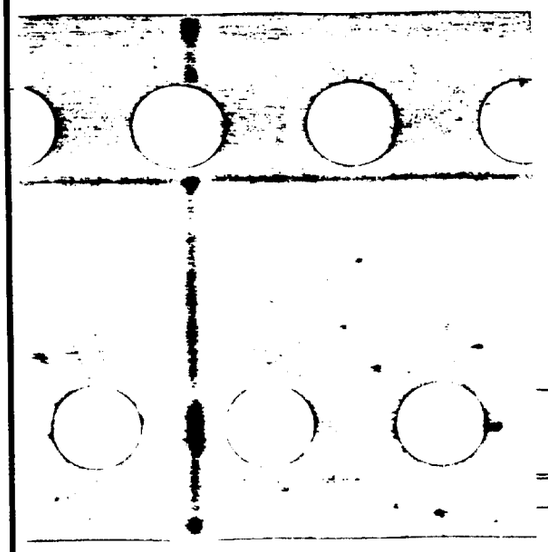
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

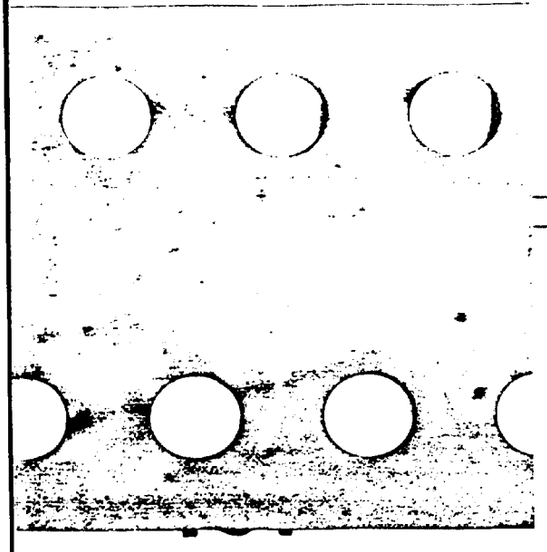
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

8059 02/22 0101 03CHECK 138.50





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

RECEIVED OF _____

FOR _____

BOOK 9255 PAGE 492

| | | |
|---|---|---|
| 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 35000.00 |
| | | | | CON TX 129.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 138.50 |
| | | | | CHECK 138.50 |
| 02/22/94 | 01 | 14:57 | 0001 | 805? |

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

20076
IDENTIFICATION REFERENCE

94 FEB 22 PM 2:56
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 758954