47660

IDENTIF. & REFERENCE

BOOK 9337 PAGE 911

PICK-UP

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

94 MAY -6 PM 3:13

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

**ADDRESS NEW OWNER:**
Fred L. James, Jr. and Carolyn C. James
718 Westview Avenue
Nashville, Tennessee 37205

**SEND TAX BILL:**
NEW OWNER

**MORTGAGEE:**
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

**MAP AND PARCEL:**
MAP 130-7
GROUP
PARCEL 45

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vonde C. Caden and husband, James W. Caden, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fred L. James, Jr. and wife, Carolyn C. James, 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 City of Belle Meade, in the 7th Civil District of Davidson County, Tennessee, being Lot No. 189-A on the plan of the Re-subdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County.
>
> Said Lot No. 189-A fronts 100 feet on the easterly side of West View Avenue and runs back between parallel lines 300 feet to a dead line.
>
> BEING the same property conveyed to Vonde C. Caden by deed from Katherine H. Anderson, unmarried, as of record in Book 9084, page 660, Register's Office for Davidson County, Tennessee.
>
> James W. Caden, Jr. joins in this conveyance to convey any and all rights he may have in the subject property by virtue of his marriage to Vonde C. Caden.

This is improved property known as 718 Westview Avenue, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred L. James, Jr. and wife, Carolyn C. James, their heirs and assigns, forever; and we, Vonde C. Caden and husband, James W. Caden, Jr., 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** our hands this the 6th day of May, 1994.

Vonde C. Caden

James W. Caden, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vonde C. Caden and husband, James W. Caden, Jr., the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of May, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 375,000.00.

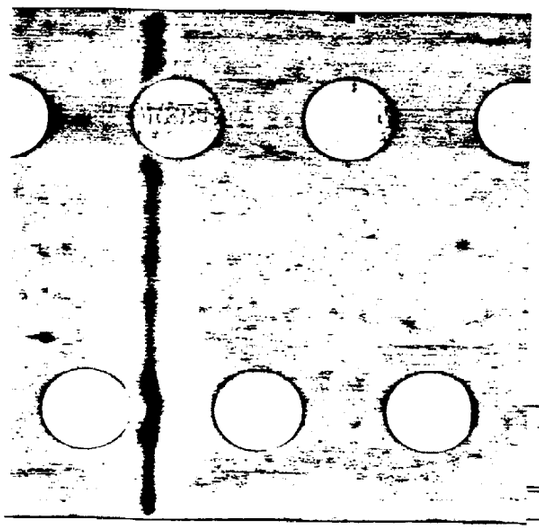
Fred L. James, Jr.
AFFIANT

Subscribed and sworn to before me this 6th day of May, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

3458 05/06 0101 03CHECK 1396.50



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

RECEIVED OF _____

FOR _____

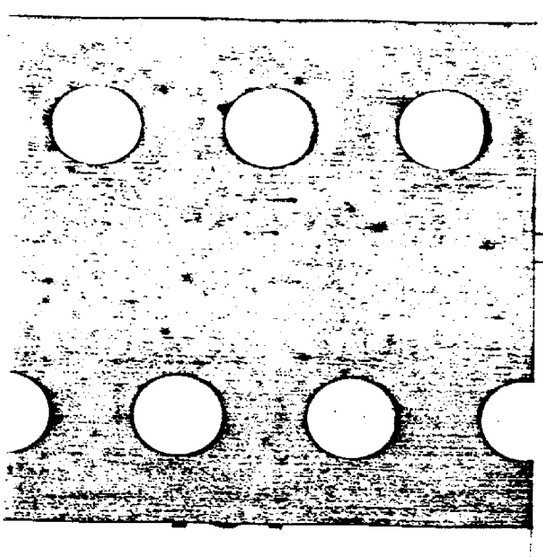
BOOK 9337 PAGE 913

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 | 375000.00 |
| | | | CON TX | 1387.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 1396.50 |
| | | | CHECK | 1396.50 |
| 05/06/94 | 01 | | 15:12 0001 | 3458 |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47660
IDENTIF. ↑ REFERENCE

94 MAY -6 PM 3:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 788521