| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Charles Mark Caruth<br>Dena H. Caruth<br>1100 Oakway Court<br>Nashville, TN 37214 | Source One Mortgage Services Corporation<br>Attn: Tax Dept.<br>27555 Farmington Road<br>Farmington Hills MI 48334 | MAP and PARCEL<br><br>108-16-306 |

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

# WARRANTY DEED

BOOK 9344 PAGE 222

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Douglas R. Vandiver, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Charles Mark Caruth and Dena H. Caruth, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Being Lot No. 55-B, Zone Lot Division Percy Priest Woods lots 53, 55, 70, 71, 72, 73 & 74 Rev. Section III, as shown by plat and survey of record in Plat Book 6250, Page 583 and amending plat Book 5200, Page 789, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to Douglas R. Vandiver by quitclaim deed from Kimberly G. Vandiver, of record in Book 9228, Page 120, Register's Office for Davidson County, Tennessee; and by deed from the Secretary of Housing and Urban Development, of record in Deed Book 8551, Page 757, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 1100 Oakway Court, Nashville, TN 37214.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 789, as amended in Book 6250, Page 583, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6097, Page 11, as amended in Book 6353, Page 307, and in Book 6560, Page 667, said Register's office; 4) Easement of record in Book 6071, Page 491, said Register's office.**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**
The actual consideration or value, whichever is greater for this transfer is $71,750.00

Affiant

Subscribed and sworn before me this 11th day of May, 1994

Notary Public

My Commission Expires: 7/23/94

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

BOOK 9344 PAGE 223

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for *proper* construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **11th** day of **May, 1994**.

**Douglas R. Vandiver**

5712 05/13 0101 03CHECK 274.29

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Douglas R. Vandiver, unmarried** , with whom I am personally acquainted, or who 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 **11th** day of **May, 1994**.

**Notary Public**
**My Commission Expires:** 2-23-94

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

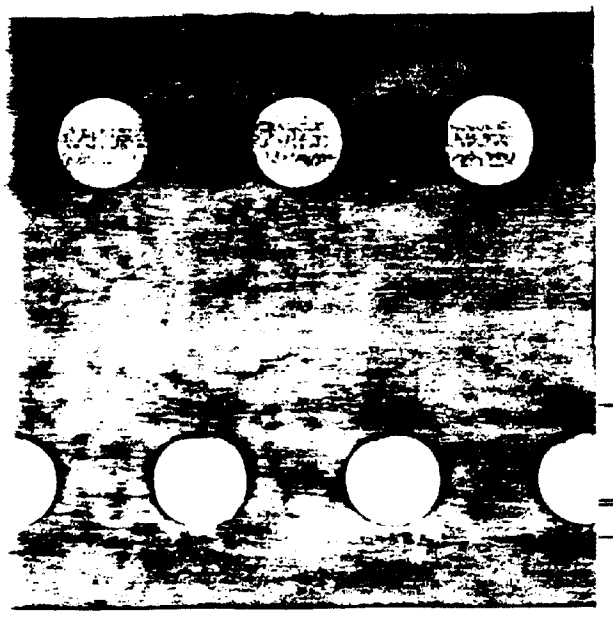
Witness my hand and official seal at **Nashville,**, Tennessee, this **11th** day of **May, 1994.**

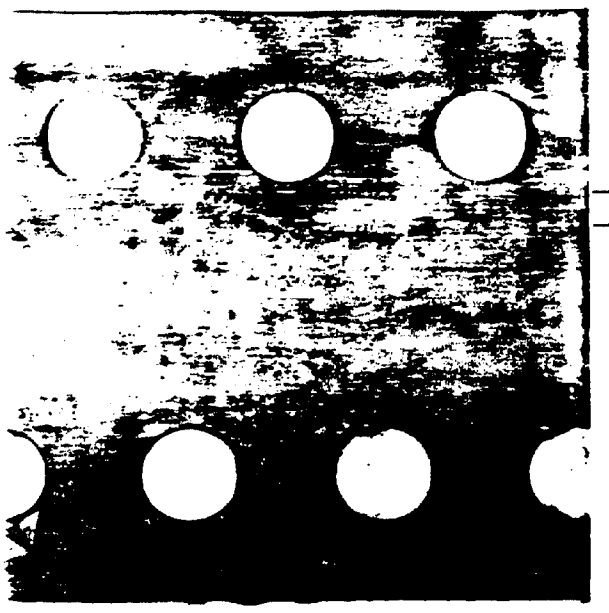
**Notary Public**
**My Commission Expires:**

File No. 9405-161

94 MAY 13 AM 10:19
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

497146
IDENTIF. & REFERENCE





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9344 PAGE 224

| | | |
|---|---|---|
| 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 71750.00
CON TX 265.29
PRFEE 1.00
WDEED 8.00
TOTAL 274.29
CHECK 274.29
05/13/94 01 10:18 0001 5712

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

49746
IDENTIF. ↑ REFERENCE

94 MAY 13 AM 10: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 790746