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# W A R R A N T Y  D E E D

This Indenture made this 18th day of May, 1994 between **Samuel A. Cavanaugh and Karen S. Cavanaugh, Husband and wife**, as GRANTOR, and **Kenneth Dwain Crossland and Rhonda Lynn Crossland, Husband and wife**, as GRANTEE.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 75 on the Plan of Gatewood, Section 1, of record in Book 3300, Pages 47-52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel A. Cavanaugh and wife, Karen S. Cavanaugh by Deed from Marianne Hahn Madden Isbell, unmarried, dated December 4, 1986, recorded December 8, 1986 of record in Book 7063, Page 117, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and posessed 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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES:

Samuel A. Cavanaugh

Karen S. Cavanaugh

53047
IDENTIF. ↑ REFERENCE

94 MAY 23 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

313 05/23 0101 03CHECK 303.15

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the of the Samuel A. Cavanaugh, a Corporation, and that he as such executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as . Witness my hand and official seal this _____ day of _____, _____.

_____
Notary Public

My Commission Expires:

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel A. Cavanaugh, Karen S. Cavanaugh, , , 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 this 18th day of May, 1994.

Melissa McBroom 5-18-94
Notary Public

My Commission Expires: 1-22-95

STATE OF
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $79500.

_____
Affiant Agent

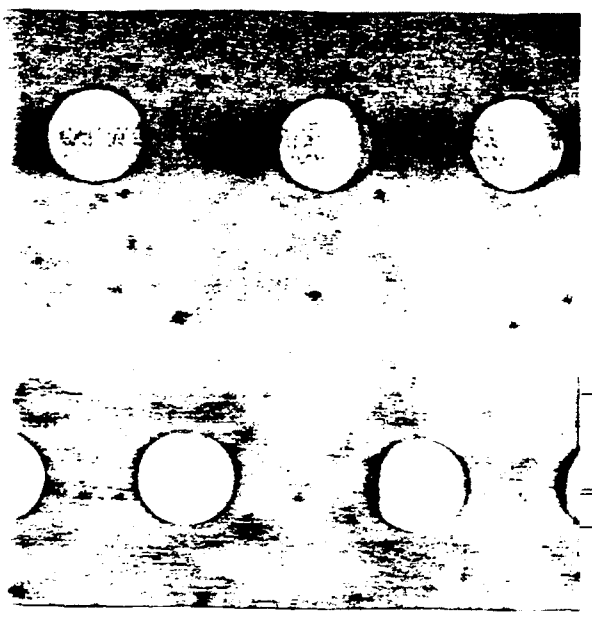
Subscribed and sworn to before me this 18th day of May, 1994.

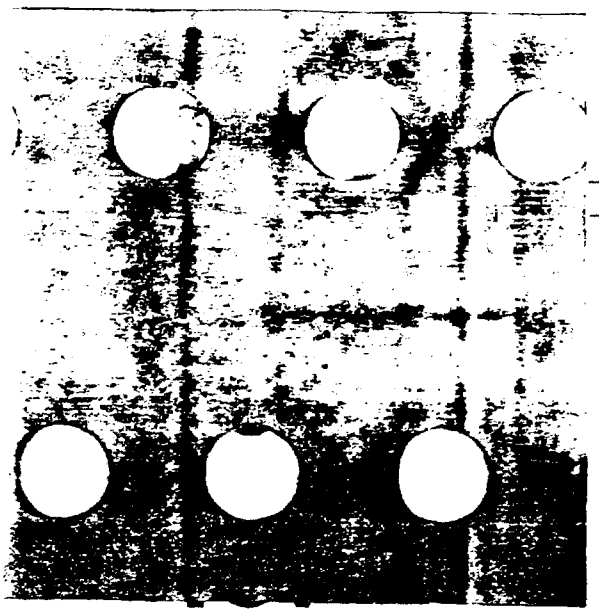
Melissa McBroom 5-18-94
Notary Public

My Commission Expires: 1-22-95

THIS INSTRUMENT PREPARED BY:
Equity Search, Inc.
2323 Hillsboro Road, Suite 507
Nashville, Tennessee 37212

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 _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

DAYT 79500.00
JCN TX 294.15
PRFEE 1.00
MTGEE 8.00
TOTAL 303.15
CHECK 303.15

[illegible] 11 14136 0001 9318

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

53047
IDENTIF. & REFERENCE

94 MAY 23 PM 2:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 794312