K 9383

BOX #19B

WARRANTY DEED

G#94-6-32

BOOK 9383 PAGE 501

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
KATHLEEN A. TALLMADGE (NAME)	FIRST TENNESSEE BANK, N.A. (NAME)	MAP 155-03-0-B
8188 Poplar Creek Road (ADDRESS)	P. O. Box 351 (ADDRESS)	PARCEL 040CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	FB #09D-79274

FOR AND IN 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, MARK A. CAVITT AND WIFE, FARIBA CAVITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHLEEN A. TALLMADGE, AN UNMARRIED PERSON

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. 40 on the Plan of River Park Estates, a Planned Unit Development, as of record in Book 6250, Pages 658 and 659, and Surveyor's Certificate of Correction, of record in Book 6785, Page 427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mark A. Cavitt and wife, Fariba Cavitt, by Deed from Mary F. Corrigan, a single person, of record in Book 8506, Page 841, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of River Park Estates, of record in Book 6672, Page 600, and a Supplemental in Book 7155, Page 844, said Register's Office; easements and setback lines as set forth on the above plan of record; and, taxes for the current year which have been prorated and assumed by the Grantee herein.

62918 IDENTIF. & REFERENCE

94 JUN 21 AM 8:38 FELIX A. [illegible] REGISTER DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 8188 Poplar Creek Road, Nashville, TN 37221
(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 17th day of June 19 94

MARK A. CAVITT

FARIBA CAVITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9383 PAGE 502

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK A. CAVITT AND WIFE, FARIBA CAVITT

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 17th day of June, 19 94.

Commission expires September 16, 1995

Notary Public

PEGGY WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

8112 06/21 01:01 03CHECK

600-63

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9383 PAGE 503

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	159900.00
			CON TX	591.63
			PRFEE	1.00
			MDEED	8.00
			TOTAL	600.63
			CHECK	600.63
06/21/94	01		08:38 0001	8112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62918 IDENTIF. ↑ REFERENCE

94 JUN 21 AM 8:38

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

No. 804834