Box 19 (CW)

#303208

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 9441 PAGE 949

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark T. and Letetia Herbert Vandiver 4018 Aberdeen Road Nashville, TN 37205	Same	Map/Parcel 103-8-253

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 of which is hereby acknowledged, Corinne H. Vandiver, a widow ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Mark T. Vandiver and wife, Letetia Herbert Vandiver ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 of Block "H" on the map of Cherokee Park, Second Section, of record in Book 547, pages 175 and 176, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 60 feet on the northerly side of Aberdeen Road and runs back 117.03 feet on the westerly line and 122.2 feet on the easterly line, to a dead line on which it measures 64 feet.
>
> Being the same property conveyed to Brown Vandiver and wife Corinne H. Vandiver by deed from Josephine Farmer of record in Book 2141, page 257, Register's Office for Davidson County, Tennessee. The said Brown Vandiver having since died.

The source of this description is the prior referenced deed.

This is improved property known as 4018 Aberdeen Road, Nashville, Tennessee 37205.

Said property is conveyed subject to the following matters:

1. Taxes for 1994, a lien but not yet due and payable.

2. The Plan of record in Book 547, pages 175 and 176, said Register's Office, shows a 35 foot minimum building setback line from Aberdeen Road.

3. Public Utility Easement over the rear 5 feet of said lot record in Book 819, page 156, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that,

subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands ~~this~~ 18th day of August 1994.

James V. Vandiver, as Attorney-in-Fact for Corinne H. Vandiver

James V. Vandiver, as Attorney-in-Fact
for Corinne H. Vandiver

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Publicly appeared before me, Michael D. Sontag, a Notary Public, JAMES V. VANDIVER, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for CORINNE H. VANDIVER, and is authorized by Corinne H. Vandiver to execute this instrument on behalf of the said Corinne H. Vandiver.

WITNESS my hand, at office, this 18th day of August, 1994.

Michael D. Sontag
Notary Public

My Commission Expires:

3-14-95

BOOK 9441 PAGE 951

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $117,000.00.

Affiant

Sworn to and subscribed before me this 18th day of August, 1994.

Notary Public

My Commission Expires:

3-14-95

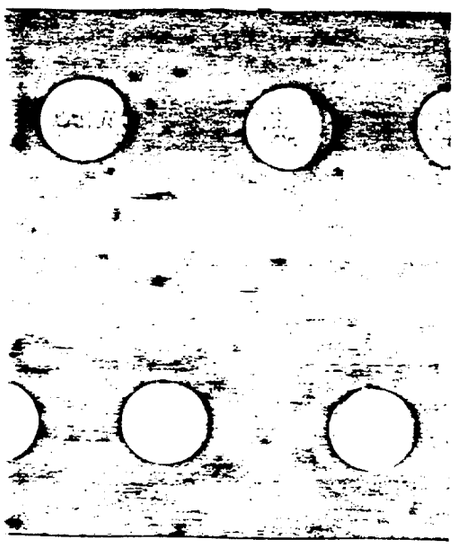
9940 08/19 0101 03CHECK 445.90

83041

IDENTIFICATION REFERENCE

94 AUG 19 PM 4:13

REGISTER



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

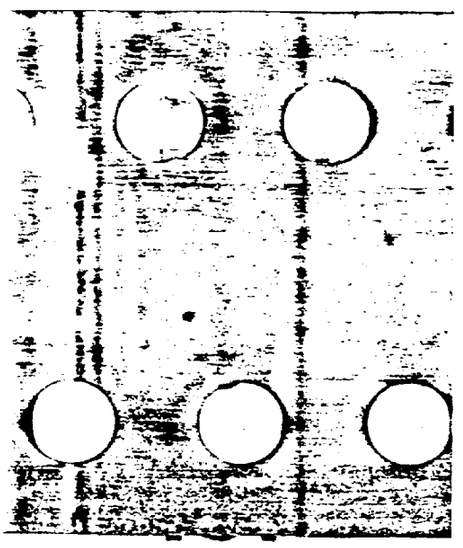
RECEIVED OF _____

FOR _____

BOOK 9441 PAGE 952

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	117000.00
CON TX	432.90
PRFEE	1.00
WDEED	12.00
TOTAL	445.90
CHECK	445.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9940

83041

IDENTIFICATION REFERENCE

94 AUG 19 PM 4:13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 826371