85370

IDENTIF. ↑ REFERENCE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

94 AUG 29 AM 9:04

REGISTER
DAVIDSON COUNTY, TN.

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9448 PAGE 124

THIS INDENTURE, made and entered into as of the **25th** day of **August, 1994** by and between

SARAH M. CHESHIRE , joined by HER HUSBAND, **J. ROSS CHESHIRE, JR.**
hereinafter referred to as Grantor, and

M & T PARTNERSHIP ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 13 ON THE PLAN OF LAUREL RIDGE, SECTION 2, AS OF RECORD IN BOOK 3600, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 199.6 FEET ON THE NORTHERLY SIDE OF FREDERICKBURG DRIVE AND EXTENDS BACK 351 FEET ON THE EASTERLY LINE AND 385.9 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 175.2 FEET THEREON, CONTAINING ~~1.56~~ 1.56 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SARAH M. CHESHIRE BY QUITCLAIM DEED FROM J. ROSS CHESHIRE, JR. OF RECORD IN BOOK 5838, PAGE 505, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID J. ROSS CHESHIRE, JR. JOINS IN THE CONVEYANCE FOR THE PURPOSES OF CONVEYING ANY RIGHTS TO SAID PROPERTY MARITAL OR OTHERWISE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTION OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

SARAH M. CHESHIRE

J. ROSS CHESHIRE, JR.

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SARAH M. CHESHIRE and HER HUSBAND, J. ROSS CHESHIRE, JR.**, the within named bargainor, 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, at office, this **25th** day of **August, 1994**.

Notary Public

Commission Expiration: 11-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$375,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

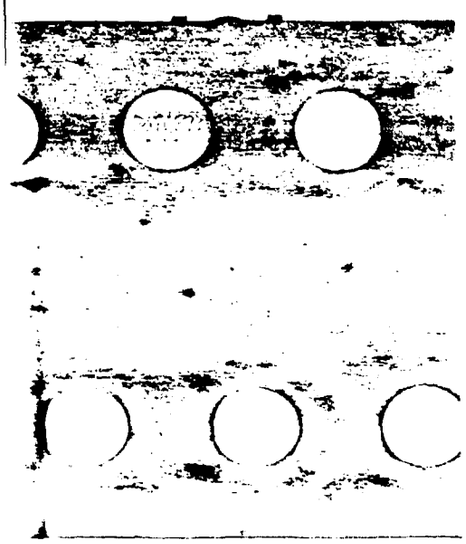
1373 08/29 0101 033-ECK 1396.50

Subscribed and sworn to before me this **25th** day of **August, 1994**.

Notary Public

Commission Expiration: 11-25-95

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	M & T PARTNERSHIP 5879 FREDRICKSBURG DR. NASHVILLE, TN. 37215	5879 FREDRICKSBURG DR. NASHVILLE, TN. 37215 MAP PARCEL NUMBER 145-6-1



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9448 PAGE 126

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

DANT
375000.00
CON TX 1387.50
PRFEE 1.00
MDEED 8.00
TOTAL 1396.50
CHECK 1396.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



85370
IDENTIF. ↑ REFERENCE

94 AUG 29 AM 9:04

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

No. 828872