87841
IDENTIF. & REFERENCE

M.T.L. ENV.
94 SEP -2 PM 4:02
REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
M. T. Taylor, Jr.
Attorney at Law
339 Main Street
Franklin, TN. 37064

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Demetria D. Kalodimos etvir James T. Mauries 5747 Knobb Road Nashville, TN 37209	Same	145-14-0-086.00 07D 41165

BOOK 9456 PAGE 293

WARRANTY DEED

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, I, **JAMES C. CHEEK AND WIFE VIRGINIA W. CHEEK,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **DEMETRIA D. KALODIMOS ETVIR JAMES T. MAURIES,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in the Seventh Civil District of Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County being Lot 3 of the Resubdivision of Tract 3 of the Resubdivision of Tract 2 of Cheek Properties as recorded in Plat Book 7900, page 688 of the Register's Office of Davidson County, Tennessee, of which reference is made for a more complete description. Said lot contains 1.06 acres, more or less.
>
> Being a portion of the same property conveyed to James C. Cheek and wife Virginia W. Cheek by deed from B & C Rental Company of record in Book 7253, page 435, RODC, TN.

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 they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1. Grantor agrees to pay one-half (1/2) of the cost of constructing an entry drive to said property up to the drive for Lot 4. Grantor's liability for same is limited to the cost of the installation of an aggragate drive over that distance

2. Subject to restrictive covenants and road maintenance agreement of record in Book 9456, page 288, of said Register's Office.

3. All matters on the Plan of record in Book 7900, page 688, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage of record in Book 7868, page 840, said Register's Office.

5. Subject to any and all building and zoning regulations of City, County and State.

6. Subject to notes on Plan of record.

7. Grantor agrees to credit $10,000.00 to his builder's fee if the Grantee herein contracts with him to build a residence upon the lot described herein.

8. Grantor agrees to pay 1994 property taxes when they become due and payable, less any increase for improvements.

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 singular, and the use of any gender shall be applicable to all genders.

This (X) unimproved ( ) improved property is known as:

Lot 3 Cheek Properties, Resubdivision of Tract 3 of the Resubdivision of Tract 2.

WITNESS our hand this 1st day of September, 1994.

James C. Cheek
JAMES C. CHEEK

Virginia W. Cheek
VIRGINIA W. CHEEK

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared JAMES C. CHEEK AND WIFE VIRGINIA W. CHEEK, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of September, 1994.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 1-3-95

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

Dimetria D. Kalodimos
Affiant

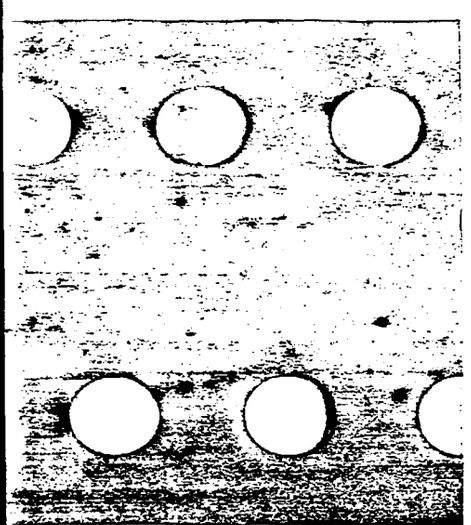
Sworn to and subscribed to me, the undersigned, this 16 day of September, 1994.

Notary Public

My Commission Expires: 1-3-95

5127 09/02 0101 03CHECK 20.50





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

RECEIVED OF _____

FOR _____

BOOK 9456 PAGE 296

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 75000.00
CON TX 227.50
PRFEE 1.00
WDEED 12.00
~~TOTAL 240.50~~
CHECK 240.50
~~09/02/94 01 16:00 0001 5127~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
CON TX 227.50
CON TX 277.50
~~TOTAL 50.00~~
~~CHECK 50.00~~
09/02/94 01 16:01 0001 5128

Total $290.50

87841
IDENTIF. ↑ REFERENCE

94 SEP -2 PM 4:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 831497