9578

File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9578 PG 833

#12964

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JENNIFER G. DAMRON	(New Owner)	85-13
(NAME)	(NAME)	
221 Cliffdale Road		52
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214		3DZ66290
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, CATHY LYNN LOGGINS PFLUEGER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER G. DAMRON, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 more particularly described as follows:

Being part of Lot 8, on the Plan of the Real Estate of Jere Bowen, deceased, of record in Plan Book 2, Page 134, Chancery Court at Nashville, described according to a survey by Lewis D. Justice 2/24/50, as follows:

BEGINNING at a point on the E margin of an unnamed roadway, said point being 30 deg. 35 min. W 86.8 feet from a point on the E margin of Cliffdale Drive; thence N 15 deg. 30 min. E 96.3 feet to a point; thence S 80 deg. 50 min. E 253 feet to a point; S 1 deg. 25 min. E 75 feet to a point; thence N 85 deg. 30 min. W 279.5 feet to the point of beginning.

Being the same property conveyed to Cathy Lynn Loggins, unmarried by deed from Frances Neblett Abernathy of record in Book 5794, page 57, said Register's Office. The said Cathy Lynn Loggins having since married.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1808, page 591; (3) Easements of record in Book 5593, page 558 and Book 633, page 596; (4) Agreement of record in Book 7320, page 782; and (5) All matters appearing on the Plan of record in Plan Book 2, page 134, Chancery Court at Nashville.

Richard C. Pflueger, spouse of Cathy Lynn Loggins Pflueger, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Cathy Lynn Loggins Pflueger.

Cathy Lynn Loggins Pflueger being one and the same as Cathy Lynn Loggins.

unimproved ( )
This is improved (XX) property, known as 221 Cliffdale Road, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of January, 19 95

Cathy Lynn Loggins Pflueger
By James F. Curley, attorney-in-fact
CATHY LYNN LOGGINS PFLUEGER
BY: JAMES F. CURLEY, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Richard C. Pflueger
By: James F. Curley, attorney-in-fact
RICHARD C. PFLUEGER
BY: JAMES F. CURLEY, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

833

9578

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9578 PG 834

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

95 JAN 26 AM 8:29
FILED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 28142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES F. CURLEY, with whom I am personally acquainted, and 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 the said CATHY LYNN LOGGINS PFLUEGER AND HUSBAND RICHARD C. PFLUEGER and is authorized by the said CATHY LYNN LOGGINS PFLUEGER AND HUSBAND RICHARD C. PFLUEGER to execute this instrument on their behalf.

Witness my hand, at Office, this 24th day of January, 1995.

My Commission Expires: March 25, 1995 _____ NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Jennifer G. Damron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 95

MY COMMISSION EXPIRES: March 25, 1995 _____
(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

CATHY LYNN LOGGINS PFLUEGER

TO

JENNIFER G. DAMRON

5204 01/26 0101 CHECK 249.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9578 PG 835

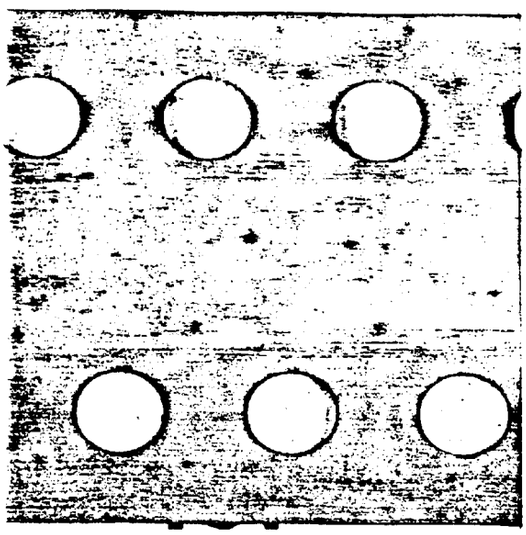
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

01/26/95 01 08:29 0001 5204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



28142
IDENTIF. ↑ REFERENCE

95 JAN 26 AM 8:29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 875000