0062858

BOOK 9677 PG 921 IDENTIF. ↑ REFERENCE

95 MAY 22 PM 12:36

FELIX A. REGISTER
DAVIDSON COUNTY, TN.

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Karl R. Kokko	CTX Mortgage Company	MAP and PARCEL
[844 Clematis Drive	Attn: Tax Dept.	102-14-43
[Nashville, TN 37205	5200 Maryland Way, Suite 106	
	Brentwood, TN 37027	

[This instrument prepared by: Smith & Archer, P.C., 2805 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County Box 27B)

3316 05/22 0101 03 CHECK 484.08

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Angie S. Carl, a widow** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Karl R. Kokko, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 110 on the Plan of Crest Meade, Section II, as of record in Book 2331, Pages 151 and 152, Register's Office for said County.

Said Lot fronts 154.5 feet on the north side of Clematis Drive and runs back between lines, 313 feet on the east line and 302.3 feet on the west line to a dead line in the rear on which it measures 35 feet.

Being the same property conveyed to Thomas W. Carl and wife, Angie S. Carl, by deed from Joseph J. Miller and wife, Mary Lou Miller, of record in Book 4021, Page 339, Register's Office for Davidson County, Tennessee. The said Thomas W. Carl predeceased Angie S. Carl leaving her the surviving tenant by the entirety.

This is property with a common address of 844 Clematis Drive, Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Pages 151-152, said Register's office and all matters therein; 3) Sanitary and/or Storm Drainage Easement of record in Book 4517, Page 329, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $128,400.00
[
[Affiant
[Subscribed and sworn before me this 15th day of May, 1995.
[
[My Commission Expires: 10-14-96 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **May, 1995.**

X Angie S Carl
Angie S. Carl

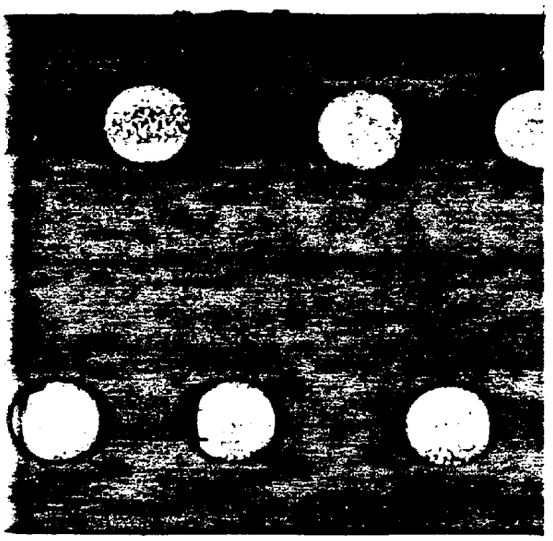
STATE OF TENNESSEE
COUNTY OF Davidson

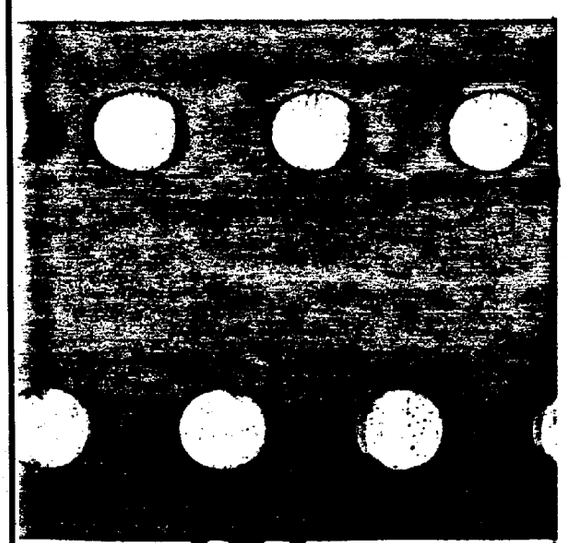
Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **Angie S. Carl, a widow** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,,** Tennessee, this **15th** day of **May, 1995.**

Lisa D. Lance
Notary Public
My Commission Expires: 10-14-96

File No. 9505-166





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

RECEIVED OF _____

FOR _____

BOOK 9677 PG 923

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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
128400.00
CON TX 475.08
PRFEE 1.00
WDEED 8.00
TOTAL 484.08
CHECK 484.08
05/22/95 01 12:39 0001 3316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062858
IDENTIF. ↑ REFERENCE

95 MAY 22 PM 12:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.912659