BOOK 9739PG319

95 JUL 25 AM 10:52

REGISTER
DAVID. TN.

00081969

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36738
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Lochlin W. Caffey, Jr.<br>Catherine Riddle Caffey<br>157 Kenner Avenue<br>Nashville, Tennessee 37205 | Third National Bank In Nashville<br>201 Fourth Avenue North<br>Nashville, TN 37219 |

**TAX MAP-PARCEL NUMBERS: 116-03-72**

# *WARRANTY DEED*

4352 07/25 0101 03CHECK 697.50

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ricardo Andres Price and spouse, Janice Bedford Price,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lochlin W. Caffey, Jr. and spouse, Catherine Riddle Caffey a one-half interest as tenants by the entireties, and to Charles S. Riddle, Jr. and spouse, Martha M. Riddle a one-half interest as tenants by the entireties, the half interests, as they relate to one another, to be held in joint tenancy with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 67 on the plan of The Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

SAID part of Lot No. 67 fronts 50 feet on the westerly margin of Kenner Avenue and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Richardo Andres Price and wife, Janice Bedford Price and Mathalia S. Price by deed from George Thomas Sain, Jr. and Robert Johnson Sain of record in Book 9180, page 729, said Register's Office. By Quitclaim Deed of record in Book 9685, page 64, said Register's Office, the said Mathalia Smith Price conveyed her interest in subject property to Richardo Andres Price and wife, Janice Bedford Price.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Ricardo A. Pierce by Janice Bedford Price as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 157 Kenner Avenue, Nashville, Tennessee 37205

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of July, 1995.

Ricardo Andres Price
**Ricardo Andres Price, By: Janice Bedford Price, Atty-In-Fact**

Janice Bedford Price
**Janice Bedford Price**

**State of Tennessee**
**County of Davidson**

On this 21st day of July, 1995, before me the undersigned authority, personally appeared Janice Bedford Price, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185000.00

Affiant

Sworn and subscribed before me on the 21st day of July, 1995.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice Bedford Price**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ricardo Andres Pierce**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of July, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Ricardo Andres Price and Janice Bedford Price**

**TO: Lochlin W. Caffey, Jr. and Catherine Riddle Caffey**

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Janice Bedford Price
**Janice Bedford Price, Affiant**

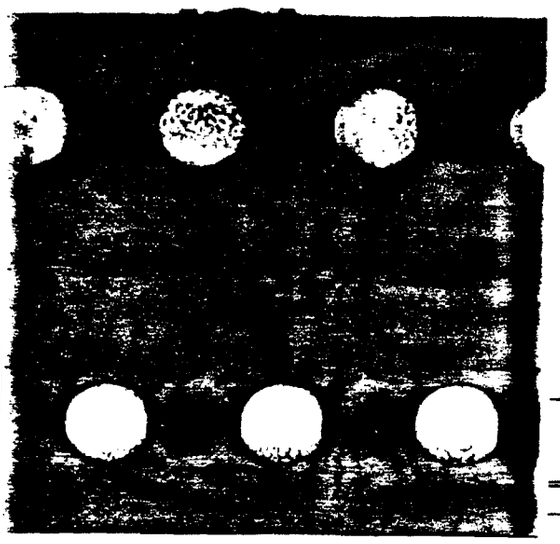
Sworn to and subscribed before me this

21st day of July, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96



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

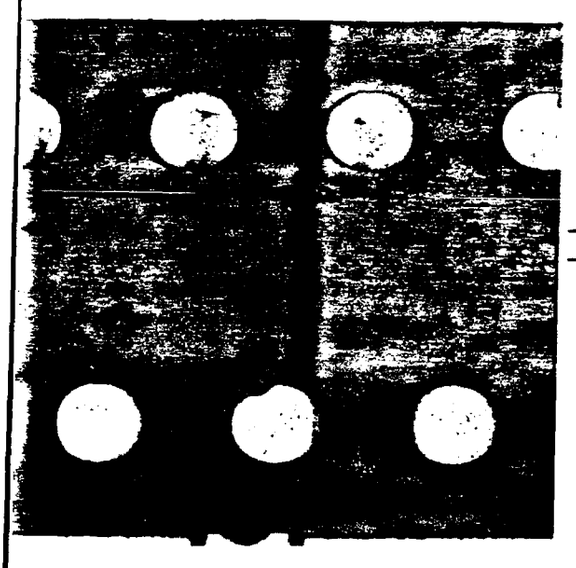
RECEIVED OF _____

FOR _____

BOOK 9739 PG 322

| | | |
|---|---|---|
| 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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 12.00
TOTAL 697.50
CHECK 697.50

07/25/95 01 10:54 0001 4352

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

00081969
IDENTIFICATION REFERENCE

95 JUL 25 AM 10:53

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

**No.** 933424