BOOK 9752 PG 782

0086209

IDENTIF. & REFERENCE

56

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

95 AUG -4 AM 10:55

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

**THIS INDENTURE**, made and entered as of the **28th** day of **July, 1995** by and between

**DALLAS F. DENKHOFF, ADMINISTRATOR, OF THE ESTATE OF ROXIE ANN MARASCHIELLO, and RICHARD DENKHOFF, GUARDIAN, OF APRIL KRISTINA & STEPHANIE MARIE MARASCHIELLO,**

hereinafter referred to as Grantor, and

**PAMELA J. EDEN, AN UNMARRIED PERSON ,**

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:

**LAND IN THE 14TH, FORMERLY THE 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE JANUARY 20, 1964, BY C.J. CARNEY, SURVEYOR, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF SIMPKINS ROAD, 27 FEET SOUTHEAST OF THE INTERSECTION OF SPRING BRANCH ROAD; THENCE WITH THE CENTERLINE OF SIMPKINS ROAD, SOUTH 44 DEGREES EAST 235 FEET TO A STAKE; THENCE SOUTH 45 DEGREES 30 FEET WEST 400 FEET TO AN IRON PIN IN DAVIS LINE; THENCE WITH DAVIS LINE, NORTH 59 DEGREES 50 FEET WEST 312 FEET TO AN IRON PIN; THENCE NORTH 53 DEGREES EAST 488 FEET TO THE POINT OF BEGINNING, CONTAINING 2.69 ACRES, MORE OR LESS.**

**BEING THE SAME PROPERTY CONVEYED TO DALLAS F. DENKHOFF, ADMINISTRATOR OF THE ESTATE OF ROXIE ANN MARASCHIELLO BY CORRECTED QUITCLAIM DEED OF RECORD IN BOOK 9737, PAGE 613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND TO RICHARD DENKHOFF, AS PERMANENT GUARDIAN/CUSTODIAN OF THE SURVIVING MINOR CHILDREN, APRIL KRISTINA MARASCHIELLO AND STEPHANIE MARIE MARASCHIELLO BY ORDER OF THE PROBATE COURT FOR MONTGOMERY COUNTY, TENNESSEE AT CLARKSVILLE AND FILED FOR RECORD IN BOOK 9737, PAGE 615, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**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, his/her 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 THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS 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.

RICHARD DENKHOFF
By Dallas F. Denkhoff
Attorney-in-Fact

DALLAS F. DENKHOFF, administratrix

**INDIVIDUAL**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DALLAS F. DENKHOFF**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **July, 1995**.

Notary Public

Commission Expiration: 11-25-95

**ATTORNEY IN FACT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, personally appeared DALLAS F. DENKHOFF, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RICHARD DENKHOFF, and acknowledged that he/she executed the same as the free act and deed of said RICHARD DENKHOFF.

Witness my hand, at office, this 28th day of July, 1995.

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 **$85,770.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

9899 08/04 0101 03CHECK 326.46

Dallas F. Denkhoff, administratrix
**Affiant**

Subscribed and sworn to before me this **28th** day of **July, 1995.**

Notary Public

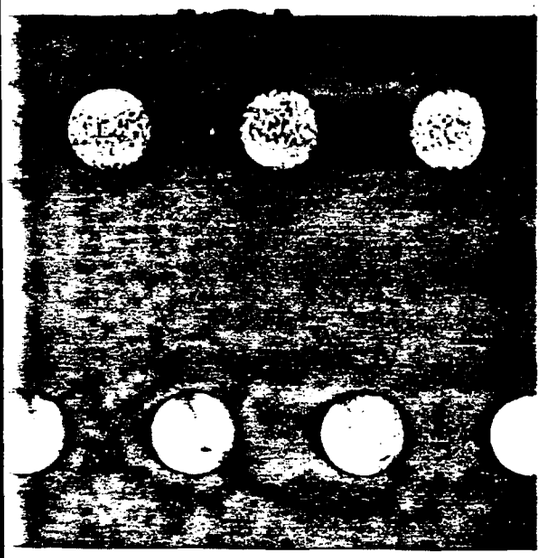
Commission Expiration: 11-25-95

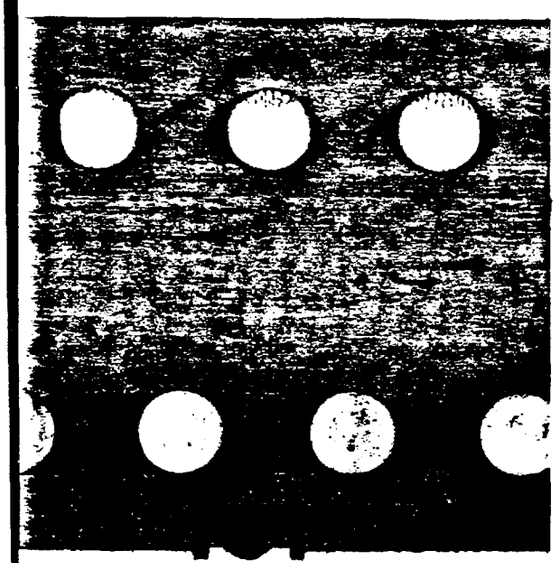
RETURN TO:
ANDERSON & JORDAN ESCROW CO., INC.
2323 CRESTMOOR RD.
NASHVILLE, TN. 37215

SEND TAX BILLS TO:
AMERICA'S WHOLESALE LENDER
155 North Lake Avenue
Pasadena, CA 91109

PROPERTY ADDRESS:
5357 SIMPKINS ROAD
WHITES CREEK, TN 37189

MAP PARCEL NUMBER
039-00-0 094.01





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9752 PG 78½

| | | |
|---|---|---|
| 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 85770.00
CON TX 317.46
PRFEE 1.00
MDEED 8.00
TOTAL 326.46
CHECK 326.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/95 01 10:56 0001 8899

0086209
IDENTIF. ↑ REFERENCE

95 AUG -4 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 937925