0136829

IDENTIF. & REFERENCE

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

96 JAN -2 AM 9:49

CLERK & MASTER
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 37181
Dav. Co. File: Box 8

BOOK 9904 PG 746

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Michael D. Marmaduke<br>3609 Huntingboro Trail<br>Antioch, Tennessee 37013 | Century Mortgage Corp.<br>Two International Drive, Suite 507<br>Nashville, Tennessee 37217 |

**TAX MAP-PARCEL NUMBERS: 150-8-117**

# *WARRANTY DEED*

**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 **Clinton James Morano and spouse, Janice Morano,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Marmaduke, and spouse Cathy D. Marmaduke,** 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 Lot No. 465 on the plan of Phase 1, Somerset, of record in Book 6900, page 690 and 691, Register's Office for said County.

SAID Lot No. 465 fronts 65.00 feet on the northeasterly margin of Huntingboro Trail and extends back 131.94 feet on the northwesterly line and 100.00 feet on the southeasterly line to a broken line in the rear, measuring 94.37 feet thereon.

BEING the same property conveyed to Clinton James Morano and spouse, Janice Morano by deed from Jack C. Boone and spouse, Lucie W. Boone of record in Book 8817, page 699, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7402, Page 980 as corrected in Book 7404, page 295, Book 7619, page 647, Book 7619, page 679 as amended in Book 7657, page 583 and amended in Book 7675, page 923, said Register's Office, and to the matters set forth in the referenced Plan of record.
**This is improved property, known as:** 3609 Huntingboro Trail , Antioch, Tennessee 37013

**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 15th day of December, 1995.

Clinton James Morano

Janice M. Morano
Janice Morano

BOOK 9904 PG 747

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

On this 15th day of December, 1995, before me the undersigned authority, personally appeared **Clinton James Morano** and **Janice Morano**, 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. 7/27/98

Notary Public

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

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 108500.00

Affiant

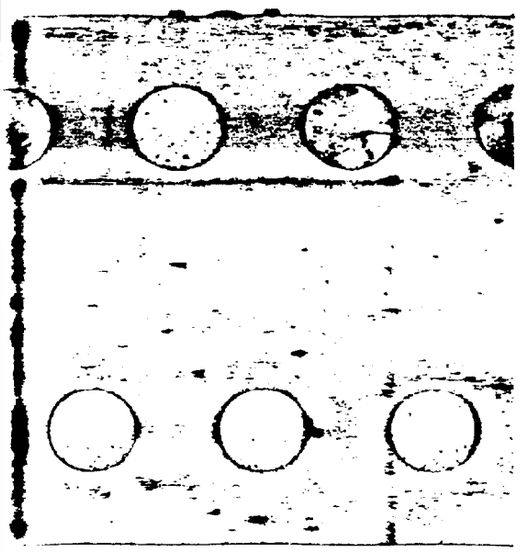
Sworn and subscribed before me on the 15th day of December, 1995.

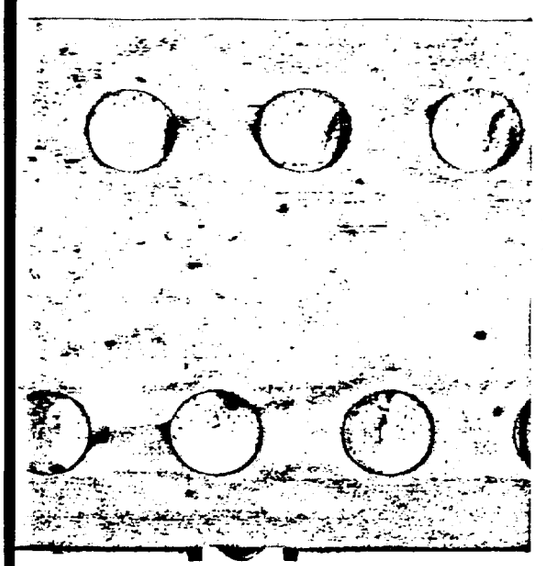
My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

3467 01/02 0101 03CHECK 410.45





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

RECEIVED OF _____

FOR _____

BOOK 9904 PG 748

| | | |
|---|---|---|
| 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 108500.00
CON TX 401.45
PRFEE 1.00
WDEED 8.00
TOTAL 410.45
CHECK 410.45

01/02/96 01 09:49 0001 3467

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

0136829
IDENTIF. ↑ REFERENCE

96 JAN -2 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 991839