Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen C. Cushing (NAME)	Chemical Residential Mortgage (NAME)	172-12-0-B
3217 Cobble Street (ADDRESS)	343 Thornall Street (ADDRESS)	186.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gregory A. Tesnow and George D. Tesnow unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen C. Cushing

HEREINAFTER CALLED THE GRANTEES, THEIR 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, TN, being Lot No. 280 on the Plan of Bradford Hills, Section 11, of record in Book 7900, Page 6; Amended Book 7900, Page 496;, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory A. Tesnow and George D. Tesnow as tenants in common with the right of survivorship, by deed from Yazdian Construction, Inc. of record in Book 9043, Page 213, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170, Book 8885, Page 519, By-Laws in Book 8071, page 531, Charter in Book 8071, page 520, Open Space in Book 8154, page 304 and Book 9779, page 672 and Deeds of conveyance in Book 8377, page 769 and Book 8377, page 808 and all matters shown on the Plan of Record.

This property is not the usual place of residence of George D. Tesnow.

0156806 IDENTIF. ↑ REFERENCE

96 MAR -5 AM 10:38 FELIX Z. MILLS REGISTER DAVIDSON COUNTY, TN.

This is improved (X) property, known as 3217 Cobble Street, Nashville, TN 37211 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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

Witness our hand s this 1st day of March 19 96

Gregory A. Tesnow
Gregory A. Tesnow

George D. Tesnow
George D. Tesnow

BOOK 9968 PG 282

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory A. Tesnow and George D. Tesnow

the bargainor S, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 1st day of March, 1996.

Commission expires May 16, 1999

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

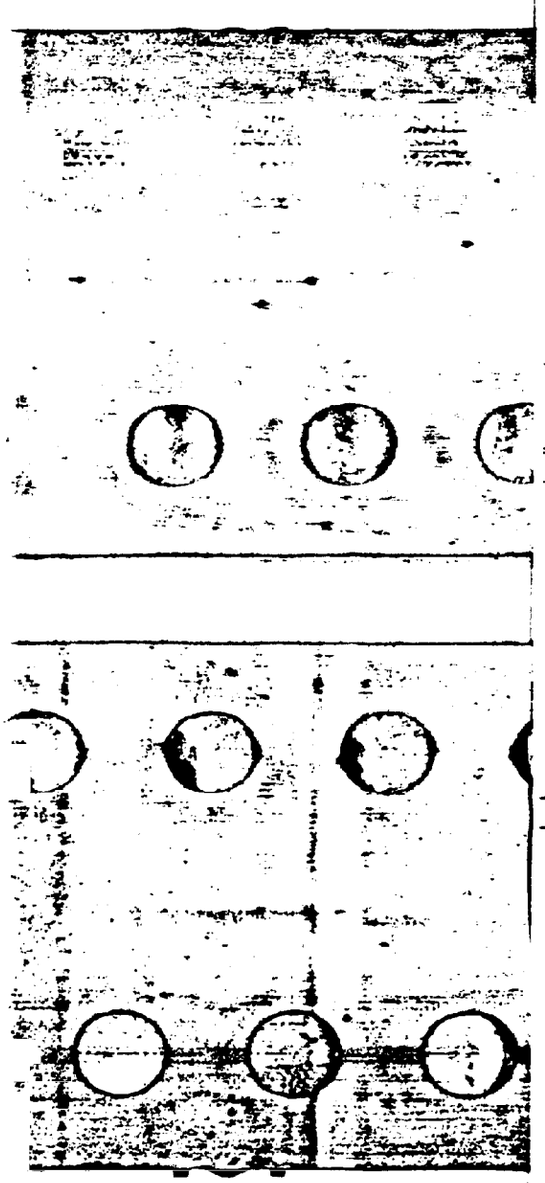
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

4352 03/05 11:01 03CHECK 545.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9968 PG 283

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

03/05/96 01 10:39 0001 4852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156806
IDENTIF. ↑ REFERENCE

96 MAR -5 AM 10:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1012969