0161568 56

IDENTIF. ↑ REFERENCE

WARRANTY DEED

96 MAR 19 PM 1:54

THIS INSTRUMENT WAS PREPARED BY FELIX [illegible] REGISTER DAVIDSON COUNTY, TN.

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

BOOK 9983 PG 548

THIS INDENTURE, made and entered into as of the **13th** day of **March, 1996** by and between

RICHARD D. CAWOOD and VICKIE S. CAWOOD, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

ANTHONY D. DONATO ,

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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 OF BLOCK "D" ON THE PLAN OF BROADMOOR, AS OF RECORD IN BOOK 547, PAGES 161 AND 162, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE ACCURATE LEGAL DESCRIPTION.

BEING ALL THE SAME PROPERTY CONVEYED TO RICHARD D. CAWOOD, MARRIED, BY DEED FROM WILLIAM C. SEELEY AND WIFE, DIANNE M. SEELEY OF RECORD IN BOOK 6916, PAGE 553, 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 D. Cawood
RICHARD D. CAWOOD

Vickie S. Cawood
VICKIE S. CAWOOD

INDIVIDUAL

BOOK 9983 PG 549

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RICHARD D. CAWOOD and VICKIE S. CAWOOD, HUSBAND AND WIFE**, the within named bargainors, 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, at office, this **13th** day of **March, 1996.**

Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **$114,300.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **13th** day of **March, 1996.**

Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

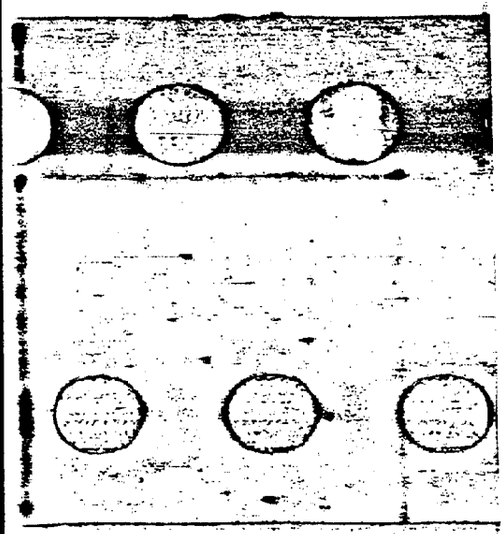
RETURN TO:
ANDERSON & JORDAN ESCROW CO., INC.
2323 CRESTMOOR RD.
NASHVILLE, TN. 37215

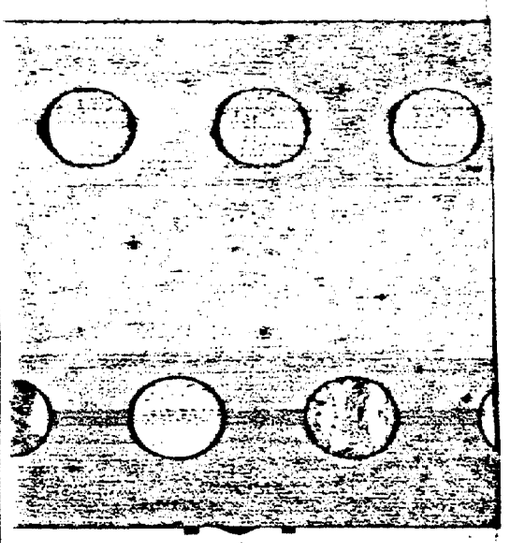
SEND TAX BILLS TO:
AMERICA'S WHOLESALE
155 North Lake Avenue
Pasadena, CA 91109

PROPERTY ADDRESS:
1014 BROADMOOR
NASHVILLE TN 37216

MAP PARCEL NUMBER
61-7 126

09/11/19 0101 03CHECK 431.91





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

RECEIVED OF _____

FOR _____

BOOK 9983 PG 550

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 114300.00
CON TX 422.91
PRFEE 1.00
WDEED 8.00
TOTAL 431.91
CHECK 431.91

03/19/96 01 14:00 0001 0019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161568
IDENTIF. # REFERENCE

96 MAR 19 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018070