# WARRANTY DEED

BOOK 10050 PG 553

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 2/20/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MICHAEL E. CLAUD (NAME) | SOUTHEASTERN MORTGAGE OF TENNESS (NAME) | MAP 52-06 |
| 737 FLORENCE CIRCLE (ADDRESS) | 565 MARRIOTT DRIVE, SUITE 250 (ADDRESS) | PARCEL 70 |
| MADISON, TN 37115 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37210 (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, TERESA DORIAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL E. CLAUD, UNMARRIED

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 57 and the northerly 42 1/2 feet front and northerly 21 feet rear of Lot No. 58 on the plan of Madison Heights, Section 1, as of record in Book 1424, page 6, Register's Office for said County.

Said Lot No. 57 and part of Lot No. 58 front together 142 1/2 feet on the easterly side of Florence Avenue and extends back 478 feet on the northerly line and 475.8 feet, more or less, on the southerly line to a dead line, measuring 72 feet thereon.

Being the same property conveyed to TERESA DORIAN, UNMARRIED by Deed of record in Book 8665, page 416, Register's Office for Davidson County, Tennessee.

0181855 IDENTIF. & REFERENCE

96 MAY 15 PM 12:06 REGISTER DAVIDSON COUNTY, TN.

1747 05/15 0101 DSCHECK 312.40

unimproved ( )
This is improved (X) property, known as 737 FLORENCE CIRCLE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 MY hand this 13th day of May 19 96

TERESA DORIAN

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 TERESA DORIAN, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 13th day of May, 19 96

Commission expires 11/20/96

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 _____

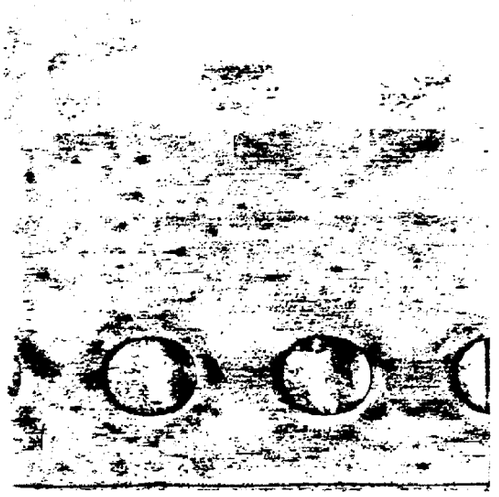
_____
Notary Public

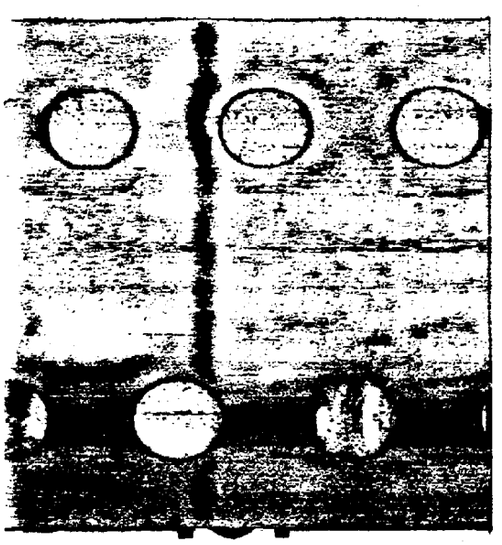
BOOK 10050 PG 554

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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





**RECEIVED OF** _____

**FOR** _____

BOOK 10050 PG 555

| | | |
|---|---|---|
| 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 82000.00 |
| | | | | CON TX 303.40 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 312.40 |
| | | | | CHECK 312.40 |
| | | | 05/15/96 01 | 12:10 0001 1743 |

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

0181855
IDENTIF. ↑ REFERENCE

96 MAY 15 PM 12:06

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

**No.** 1039709