56

BOOK 10070 PG 527

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

**THIS INDENTURE**, made and entered into as of the **28th** day of **May, 1996** by and between

**THOMAS MARTIN BOWSER and LAURIE H. BOWSER, HUSBAND AND WIFE** ,

hereinafter referred to as Grantor, and

**TROY COOK and WENDY COOK, HUSBAND AND WIFE** ,

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:

**BEING LOT NO. 70 ON THE PLAN OF DONELSON HILLS, AS OF RECORD IN BOOK 2331, PAGE 22, SAID REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID LOT NO. 70 FRONTS 82.0 FEET ON A SOUTHWESTERLY SIDE OF DONELSON HILLS DRIVE, AND RUNS BACK 175 FEET ON THE NORTHERLY LINE AND 182.7 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR MEASURING 63.8 FEET THEREON.**

**BEING ALL OF THE SAME PROPERTY CONVEYED TO THOMAS MARTIN BOWSER, A MARRIED PERSON BY DEED FROM LINDA HOBBS, UNMARRIED OF RECORD IN BOOK 9184 PAGE 315 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, their 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 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.

96 JUN -3 PM 1:32
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0187997
IDENTIF. & REFERENCE

Thomas Martin Bowser
THOMAS MARTIN BOWSER

Laurie H. Bowser
LAURIE H. BOWSER

**INDIVIDUAL**

STATE OF OKLAHOMA )
COUNTY OF Tulsa )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **THOMAS MARTIN BOWSER and LAURIE H. BOWSER, 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 28th day of **May, 1996.**

ROBIN L. ARNOLD NOTARY PUBLIC Comm. Exp. 3-08-00 STATE OF OKLAHOMA TULSA COUNTY

Notary Public

Commission Expiration:

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**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 **$85,000.00**, 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 **28th** day of **May, 1996.**

Notary Public

My Commission Expiration: 7/25/98

DAVID BOMBARDIER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

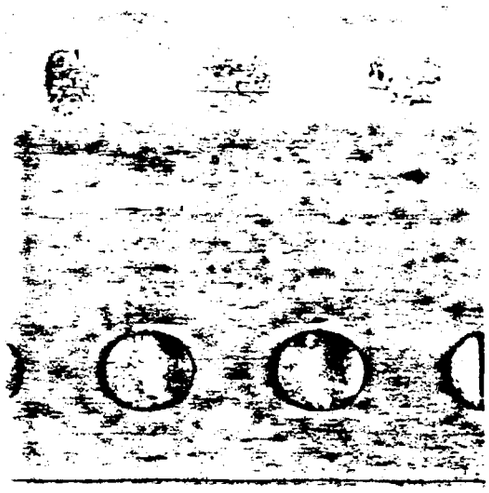
| | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| [illegible] TITLE CO.<br>[illegible] ROAD<br>NASHVILLE, TN 37215 | NATIONS TRUST<br>215 JAMESTOWN PARK ROAD<br>BRENTWOOD, TN 37027 | 210 DONELSON HILLS DR.<br>NASHVILLE, TN 37214<br><br>MAP PARCEL NUMBER<br>95-1-22 |

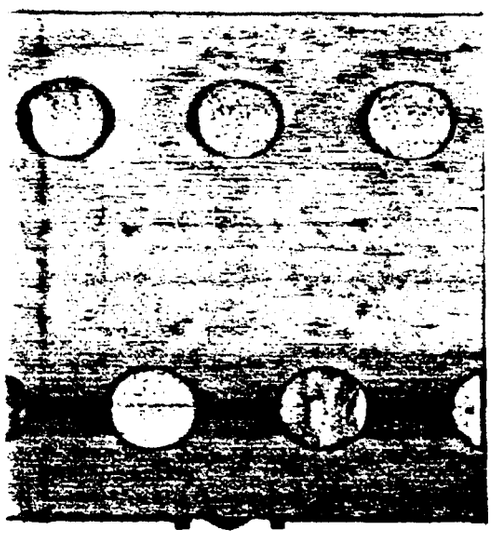
3343 05/03 1101 03CHECK 323.50

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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





RECEIVED OF _____

FOR _____

BOOK 10070 PG 529

| | | |
|---|---|---|
| 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 B5000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

06/03/96 01 13:37 0001 8343

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

0187997
IDENTIF. ↑ REFERENCE

96 JUN -3 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1046232