BOOK 10074 PG 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 96
Notary Public
MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

N0496-372L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. O'Rear	NORWEST MORTGAGE, INC.	MAP 128.11
(NAME)	(NAME)	
525 Holt Valley Road	P. O. Box 5137	PARCEL 31
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Des Moines, IA 50306-5137	
(CITY) (STATE) (ZIP)	(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, Sherri Rademacher and husband, Jeffrey Rademacher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher D. O'Rear and wife, Lynda D. O'Rear

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, Tennessee, being Lot No. 11 on the Plan of Holt Meadows, of record in Book 4300, Page 174, said Register's Office.

Said Lot No. 11 fronts 100.0 feet on the Southeasterly margin of Holt Valley Road and extends back 102.51 feet on the northeasterly line and 121.18 feet on the southwesterly line to a broken line in the rear, measuring 124.05 feet thereon.

Being the same property conveyed to Sherri Rademacher and wife, Jeffrey Rademacher by deed from Daniel C. Paulus and wife, Cheryl M. Paulus of record in Book 9534, Page 457, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4767, Page 930, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 525 Holt Valley Road, Nashville, Tennessee 37221
(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 our hand s this 28th day of May 19 96

Sherri Rademacher
Sherri Rademacher

Jeffrey Rademacher
Jeffrey Rademacher

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 Sherri Rademacher and husband, Jeffrey Rademacher

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 Nashville, Tennessee, this 28th day of May 19 96

Commission expires 11-28-98

Regina E. Appleton
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

0188887
IDENTIF. & REFERENCE

96 JUN -4 PM 3:57

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

7237 06/04 0101 03CHECK 397.13

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

RECEIVED OF _____

FOR _____

BOOK 10074 PG 47

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 104900.00
CON TX 388.13
PRFEE 1.00
MDEED 8.00
TOTAL 397.13
CHECK 397.13

06/04/96 01 16:00 0001 9287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188887
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047162