BOOK 10160 PG 818

**THIS INSTRUMENT PREPARED BY:**
**George V. Crawford, Jr.**
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Catherine Ann McNally
**AFFIANT**

Subscribed and sworn to before me, this 16th day of August, 1996.

Notary Public

My Commission Expires: 6/27/97

**Address New Owners As Follows:** Catherine Ann McNally
3409 Springbrook Drive
Nashville, TN 37204

**Send Tax Bills To:** Leader Federal Bank for Savings
P.O. Box 2926
Memphis, TN 38101-2926

**Map-Parcel Number:** 118-10-65

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL Y. ROWE AND WIFE, CHERYL BENSMAN ROWE** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CATHERINE ANN McNALLY, a single person,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Pleasant Valley Subdivision, of record in Book 1424, page 63, Registe'rs Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul Y. Rowe, a married person, by deed form John A. Harris and wife, Laura L. Harris of record in Book 8979, page 302, Register's Office for Davidson County, Tennessee.

This conveyence is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 63, Register's Office for said County.

This is improved property known as 3409 Springbrook Drive, Nashville, Tennessee 37204.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 hands this 16th day of August, 1996.

Paul Y. Rowe

Cheryl Bergman Rowe CBR Bensman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL Y. ROWE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 16th day of August, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHERYL BERGMAN ROWE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

CBR Bensman

**WITNESS** my hand, at office, this 16th day of August, 1996.

Notary Public

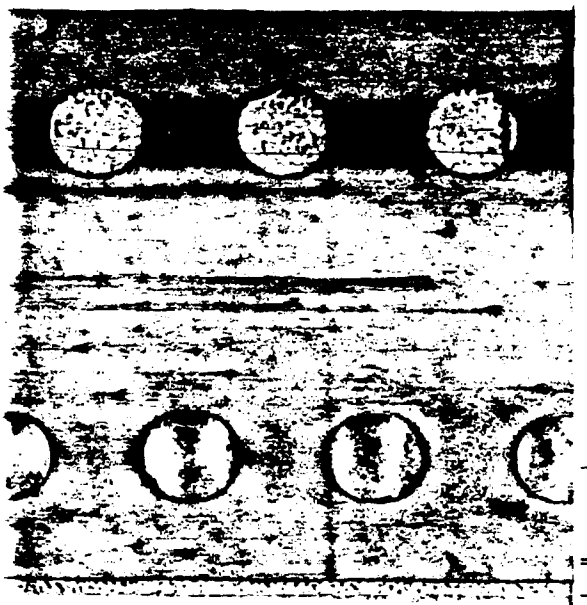
My Commission Expires: 11/27/99

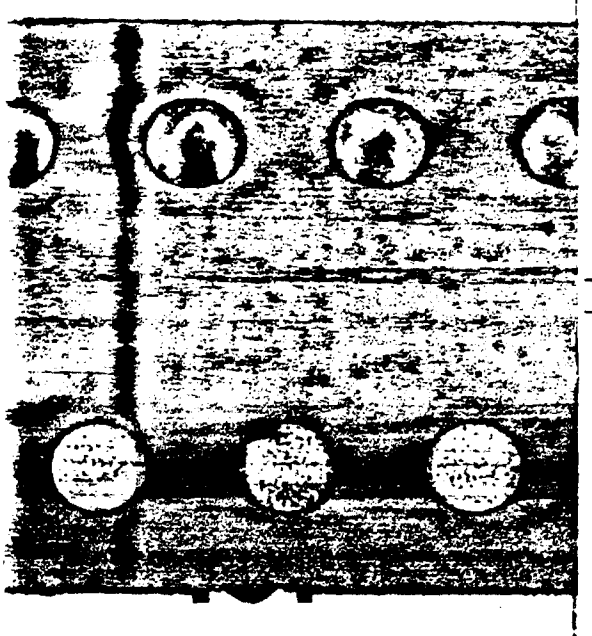
02115996
IDENTIFICATION REFERENCE

96 AUG 19 PM 3:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

8604 08/19 0101 03CHECK
489.63

0056050.01





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10160 PG 820

| | | |
|---|---|---|
| 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 129900.00
CON TX 480.63
PRFEE 1.00
WDEED 8.00
TOTAL 489.63
CHECK 489.63

08/19/96 01 16:03 0001 8604

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

02115996
IDENTIF. ↑ REFERENCE

96 AUG 19 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1021163