0220955

IDENTIF. & REFERENCE

56

WARRANTY DEED

96 SEP -4 AM 10:40

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

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

BOOK 10177 PG 75

THIS INDENTURE, made and entered as of the **26th** day of **August, 1996** by and between

AUDIE J. JOHNSON, PRESIDENT OF CARDINAL CONSTRUCTION COMPANY , a STATE OF TENNESSEE corporation,

hereinafter referred to as Grantor, and

GREG COSEY and ALEXIS COSEY , 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 ALL OF LOT NO. 8, TOSHA'S COURT, SECTION 3. AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 9700, PAGE 60, OF THE REGISTER'S OFFICE FO RUTHERFORD COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHT-OF-WAY FOR PUBLIC UTILITIES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO AUDIE J. JOHNSON BY DEED FROM WILLIAM A. THOMAS AND WIFE, GAYLA P. THOMAS OF RECORD IN BOOK 9504 PAGE 93 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 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.

_____

_____

AUDIE J. JOHNSON, PRESIDENT OF
CARDINAL CONSTRUCTION COMPANY

CORPORATE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **AUDIE J. JOHNSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of the Cardinal Construction Company, the within named bargainor, a corporation, and the he/she as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand, at office, in **BRENTWOOD**, this 26th day of August, 19 96.

David Bombardieri
Notary Public

Commission Expiration: 7/25/98

DAVID BOMBARDIERI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$104,000.00**, 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 **26th** day of **August, 1996.**

David Bombardieri
Notary Public

Commission Expiration: 7/25/98

DAVID BOMBARDIERI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

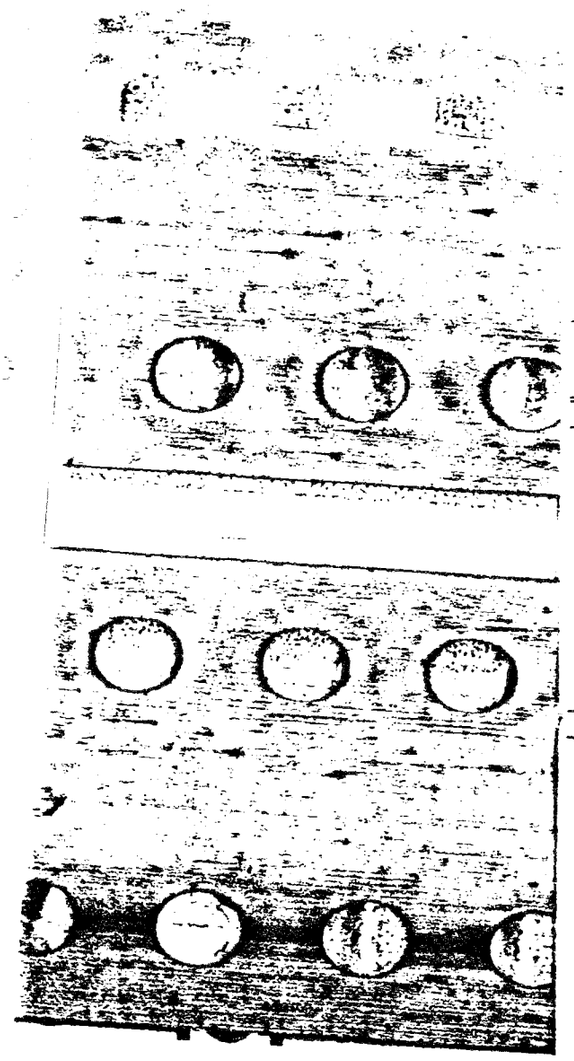
RETURN TO:
NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN 37215

SEND TAX BILLS TO:
GREG COSEY
ALEXIS COSEY
608 TOSHA'S COURT
NASHVILLE, TN 37218

PROPERTY ADDRESS:
608 TOSHA'S COURT
NASHVILLE, TN 37218

MAP PARCEL NUMBER
70-2-103

3884 09/04 0101 03CHECK 393.80



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

RECEIVED OF _____

FOR _____

BOOK 10177 PG 77

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				104000.00
				CON TX 384.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 393.80
				CHECK 393.80
			09/04/96 01	10:42 0001 3884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220955
IDENTIF. & REFERENCE

96 SEP -4 AM 10:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 102638