24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10194 PG 193

ADDRESS NEW OWNER:
Thomas Wayne Gauger and Lori Ann Gauger
1310 Clarke Street
Old Hickory, TN 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Century Mortgage Corp.
Two International Drive, Suite 507
Nashville, TN 37217

MAP AND PARCEL:
MAP 53-3
PARCEL 193
4D44115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles R. Marshall and wife, Sherri Lynn Marshall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Wayne Gauger and wife, Lori Ann Gauger , 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:

BEING Lot 206, Plan of Section "B", Village of Old Hickory, as of record in Book 1424, Page 67, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles R. Marshall , by deed from Charles R. Marshall and wife, Cheryl K. Marshall of record in Book 9256, Page 466, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to all easements and building setback lines of record in Book 1424, Page 67, said Register's Office.

This is improved property known as 1310 Clarke Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Wayne Gauger and wife, Lori Ann Gauger, their heirs and assigns, forever; and we, Charles R. Marshall and wife, Sherri Lynn Marshall 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of September, 1996.

Charles R. Marshall
Charles R. Marshall

Sherri Lynn Marshall
Sherri Lynn Marshall

96 SEP 17 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10194 PG 194

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles R. Marshall and wife, Sherri Lynn Marshall the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

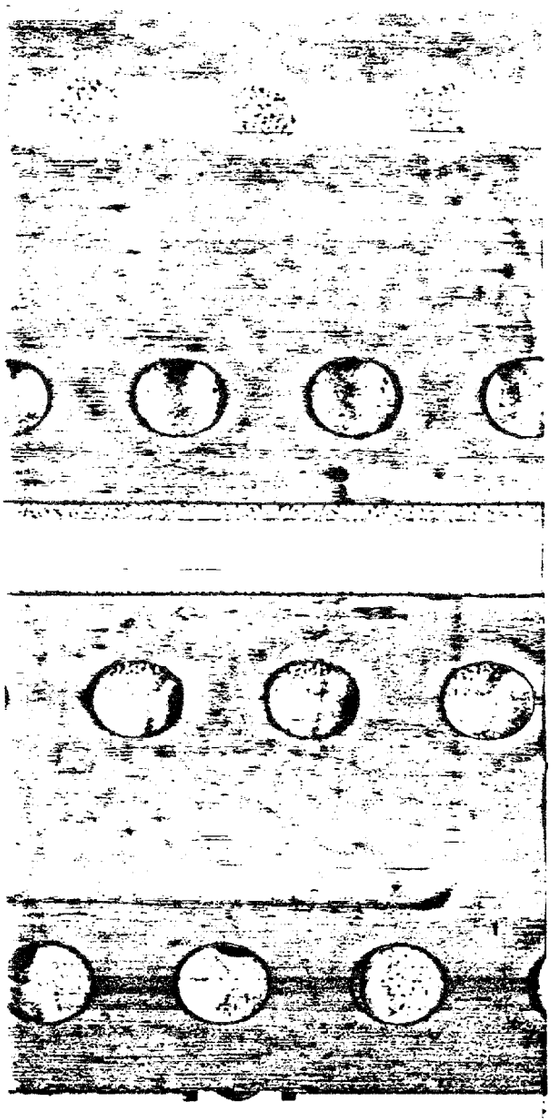
The actual value or consideration, whichever is greater, for this transfer is $ 54,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of September, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3/96

96663 09/17 0101 03CHECK 208-80



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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 195

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 54000.00
				CON TX 199.80
				PRFEE 1.00
				MDEED 8.00
				TOTAL 208.80
				CHECK 208.80
			09/17/96 01	15:58 0001 9663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226360
IDENTIF. # REFERENCE

96 SEP 17 PM 3:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032099