0021937

# WARRANTY DEED

96 OCT -2 PM 12:23

FELIX P. ... REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

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

BOOK 10212 PG 7

**THIS INDENTURE**, made and entered into as of the **23rd** day of **September, 1996** by and between

**JAMES E. OWENS, JR. and DEBORAH OWENS, HUSBAND AND WIFE, and KATHY D. HANNAH, UNMARRIED**,

hereinafter referred to as Grantor, and

**SYLVIA TRICE, AN UNMARRIED WOMAN**,

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 LOTS NOS. 40 AND 41 IN VALENTINO'S MAPLE GROVE PLAN, AS OF RECORD IN BOOK 57, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NOS. 40 AND 41 ADJOIN AND TOGETHER FRONT 66-2/3 FEET ON THE WESTERLY SIDE OF 9TH AVE. N., FORMERLY BUENA VISTA PIKE, AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET TO AN ALLEY.**

**BEING THE SAME PROPERTY CONVEYED TO JAMES E. OWENS AND WIFE, TOMMIE C. OWENS BY DEED FROM G.S. READ, DELBERT V. READ, JESSE H. READ OF RECORD IN BOOK 3103 PAGE 455 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.** JAMES E. OWENS AND WIFE, TOMMIE C. OWENS NOW BEING DECEASED. JAMES E. OWENS, JR. AND WIFE, DEBORAH OWENS AND KATHY D. HANNAH BEING THE SOLE HEIRS OF JAMES E. OWENS AND WIFE, TOMMIE C. OWENS.

**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, his/her 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.

KATHY D. HANNAH

JAMES E. OWENS, JR.

DEBORAH OWENS

**INDIVIDUAL**

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JAMES E. OWENS, JR. and DEBORAH OWENS, HUSBAND AND WIFE, and KATHY D. HANNAH, UNMARRIED**, 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 **23rd** day of **September, 1996**.

Notary Public

Commission Expiration: 3/25/99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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**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 **$38,590.00**, 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 **23rd** day of **September, 1996.**

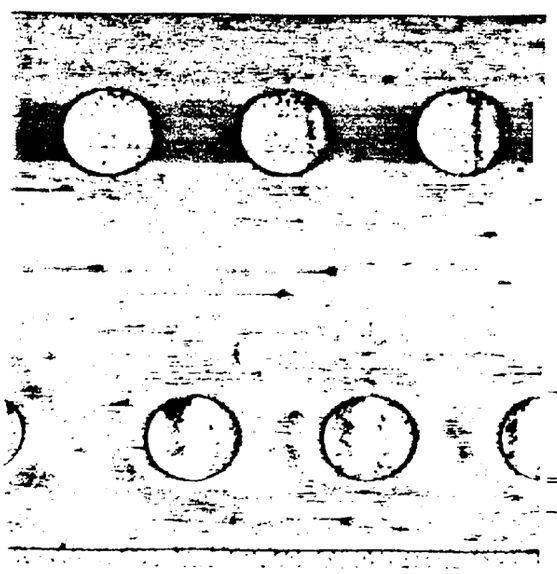
Notary Public

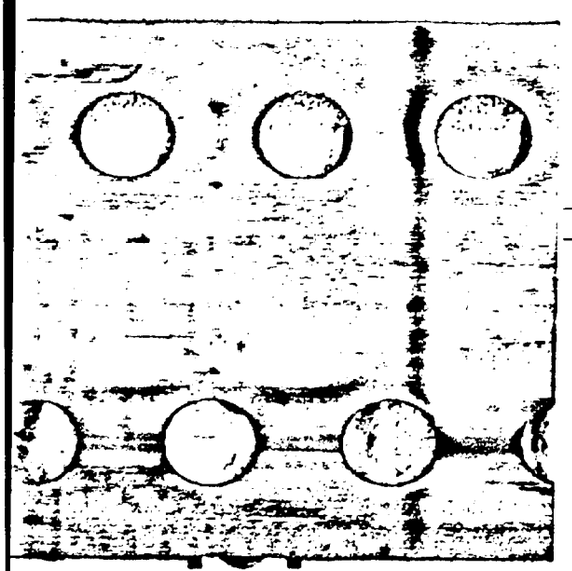
Commission Expiration: 3/25/99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD,<br>NASHVILLE, TN. 37215 | SYLVIA TRICE<br><br>1817 NORTH 9TH AVENUE<br>NASHVILLE, TN 37208 | 1817 NORTH 9TH AVENUE<br>NASHVILLE, TN 37208<br><br>MAP PARCEL NUMBER<br>81-8-18 |

STA 1 10/22 0101 03CHECK 151.79





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

RECEIVED OF _____

FOR _____

BOOK 10212 PG 9

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | MAMT 38590.00 |
| | | | | ERR CO |
| | | | | MAMT 38590.00- |
| | | | | CAMT 38590.00 |
| | | | | CON TX 142.79 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 151.79 |
| | | | | CHECK 151.79 |
| | | | 10/02/96 | 01 12:26 0001 5575 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231937
IDENTIFICATION REFERENCE

96 OCT -2 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1072656

No. [redacted]