To: Book 36

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10223 PG 619

# WARRANTY DEED

**Name and Address of New Owner:**
**Richard M. Small**
104 Woodmont Boulevard
Nashville, Tn 37205

**Send Tax Bills To:**
**New Owner**
104 Woodmont Boulevard
Nashville, Tn 37205

**Street Address of Subject Property:**
**5643 O'Brien Avenue** **91-14-86.00**
**Nashville, TN 37209**

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WE, MARY MAXINE PAGE AND HUSBAND, SEARCY B. PAGE** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **RICHARD M. SMALL,** hereinafter called **"GRANTEE"** his heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos 58 and 59, on the Plan of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Being the same property vested in Mary Maxine Page by deed from John A. Gentry, Jr., unmarried, as of record in Book 9199, page 69 and by Quitclaim deed from Jerry L. Vance, Trustee, as of record in Book 9646, page 813, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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** its hand this 10th day of October, 1996.

Mary Maxine Page
Mary Maxine Page

0235356
IDENTIF. & REFERENCE

96 OCT 11 PM 3:27
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

Searcy B. Page

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named Mary Maxine Page and husband, Searcy B. Page, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this the 10th day of October, 1996.

NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration or value whichever is greater for this transfer is $94,000.00.

Affiant

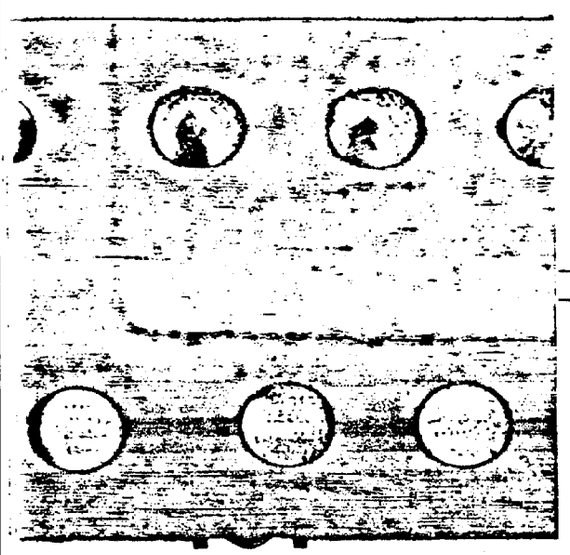
Subscribed and sworn to before me, this the 10th day of October, 1996.

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

9225 10/11 0101 03CHECK 356.80





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

RECEIVED OF _____

FOR _____

BOOK 10223 PG 621

| | | |
|---|---|---|
| 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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80
CHECK 356.80

10/11/96 01 15:33 0001 9225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235356
IDENTIF. & REFERENCE

96 OCT 11 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1076273

No. [redacted]