10235

BOX 19B
96-10-19-2A

WARRANTY DEED

BOOK 10235 PG 126

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Cristine R. McLaughlin
Affiant

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRISTINE R. McLAUGHLIN (NAME)	"NEW OWNER" (NAME)	MAP 150-02
2941 Moss Springs Drive (ADDRESS)	(ADDRESS)	PARCEL 066
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB 02DX-03010

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM H. HOLLIS AND WIFE, DOROTHY W. HOLLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRISTINE R. McLAUGHLIN, A MARRIED PERSON

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 a Reserve Parcel 66 on the Plan of the resubdivision of Lot No. 1, Reserve Parcels 31 and 33 of Edge-O-Lake, Section 18, as of record in Book 4885, Page 43, and Surveyor's Certificate of Correction of record in Book 5051, Page 86, Register's Office for Davidson County, Tennessee.

BEGINNING at a point lying on the southerly margin of Moss Spring Drive, said point further described as being the most northerly corner of Lot No. 1 on the Plan of the resubdivision of Lot No. 1, Reserve Parcels 31 and 33 of Edge-O-Lake, Section 18, as of record in Book 4885, Page 43, Register's Office for Davidson County, Tennessee; thence, leaving the said corner of Lot No. 1 and running in an easterly direction with the southerly margin of Moss Spring Drive around a curve, having a radius of 116.52 feet, to the right a distance of 46.09 feet to a point lying on the southwesterly line of the Castlegate Subdivision (unrecorded); thence, leaving the said margin of Moss Spring Drive and running with the said southwesterly line of the Castlegate Subdivision South 64 degrees 31 minutes 37 seconds East a distance of 147.05 feet to a point; thence, running with the said Castlegate and the James H. Haralson property as of record in Book 2812, Page 399, Register's Office for Davidson County Tennessee; South 26 degrees 50 minutes 31 seconds West a distance of 99.60 feet to a point; said point further described as being the most easterly corner of said Lot No. 1; thence, running with the said easterly line of Lot

CONTINUED

unimproved ( )
This is improved (X) property, known as 2941 Moss Springs Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 21st day of October 19 96

William H. Hollis
WILLIAM H. HOLLIS

Dorothy W. Hollis
DOROTHY W. HOLLIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM HOLLIS AND WIFE, DOROTHY HOLLIS

the bargainor S, 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 and official seal at Brentwood, Tennessee, this 21st day of October, 1996.

Commission expires July 24, 1999

Notary Public

SCOTT WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

No. 1 North 44 degrees 55 minutes 53 seconds West a distance of 176.44 feet to the point of BEGINNING.

INCLUDED in the above described tract is an easement for ingress and egress for the James H. Haralson property as of record in Book 5051, Page 86, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to William Holis and wife, Dorothy Hollis, by Deed from Mrs. Harriet K. Bubis, of record in Book 5081, Page 888, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4797, Page 410, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

THE said William H. Hollis and William Hollis and Dorothy W. Hollis and Dorothy Hollis are one and the same person.

CONSIDERATION AND TRANSFER TAX FOR THIS CONVEYANCE HAS BEEN INCLUDED IN THE WARRANTY DEED RECORDED IMMEDIATELY PRIOR HERETO.

0239311
IDENTIFICATION REFERENCE

96 OCT 24 AM 8:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3450 10/24 0101 03CHECK

8.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10235 PG 128

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TO - 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
				108150.00
				CON TX 400.16
				PRFEE 1.00
				MDEED 8.00
				TOTAL 409.16
				CHECK 409.16
		10/24/96	01	08:28 0001 3477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 0239308

ID ENTITY A REFERENCE

96 OCT 24 AM 8:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1080454

No. [redacted]

NASHVILLE BUSINESS FORMS, INC.
615-753-8838