0242185

IDENTIF. & REFERENCE 56

# WARRANTY DEED

96 OCT 31 PM 3:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

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

BOOK 10244 PG 835

**THIS INDENTURE**, made and entered into as of the **30th** day of **October, 1996** by and between

**LOIS A. RACTLIFFE, WIDOW** ,

hereinafter referred to as Grantor, and

**ROBERT F. SWANSON and TINA L. SWANSON, 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:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 188 ON THE PLAN OF WEST MEADE ESTATES, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID LOT NO. 188 FRONTS 179 FEET ON THE NORTHWESTERLY SIDE OF CORNWALL DRIVE AND RUNS BACK BETWEEN LINES, 426.4 FEET ON THE NORTHWESTERLY LINE AND 422.0 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 69.0 FEET.**

**BEING THE SAME PROPERTY CONVEYED TO GEORGE EDWARD RACTLIFFE AND WIFE, LOIS ANN RACTLIFFE BY DEED FROM C.A. CARPENTER AND WIFE, MARTHA BLACK CARPENTER OF RECORD IN BOOK 4340, PAGE 670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THE SAID GEORGE EDWARD RACTLIFFE IS NOW DECEASED AND TITLE TO THE HEREIN DESCRIBED PROPERTY IS VESTED IN HIS WIDOW, LOIS A. RACTLIFFE.

**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,
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.

Lois A. Ractliffe

**LOIS A. RACTLIFFE**

BOOK 10244 PG 836

**INDIVIDUAL**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LOIS A. RACTLIFFE, WIDOW**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **October, 1996.**

Martha Ann Beasley
Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

**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 **$206,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lois A. Ractliffe
**Affiant**

Subscribed and sworn to before me this **30th** day of **October, 1996.**

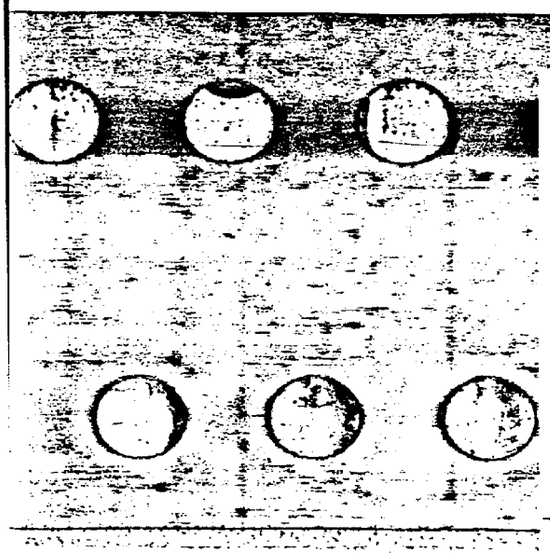
Martha Ann Beasley
Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD<br>NASHVILLE, TN. 37215 | MID-STATE FINANCIAL<br>2021 RICHARD JONES ROAD<br>NASHVILLE, TN 37215 | 6521 CORNWALL DRIVE<br>NASHVILLE, TN 37205<br><br>MAP PARCEL NUMBER<br>115-10-25 |

6584 10/31 0101 03CHECK 771.20



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

RECEIVED OF _____

FOR _____

BOOK 10244 PG 837

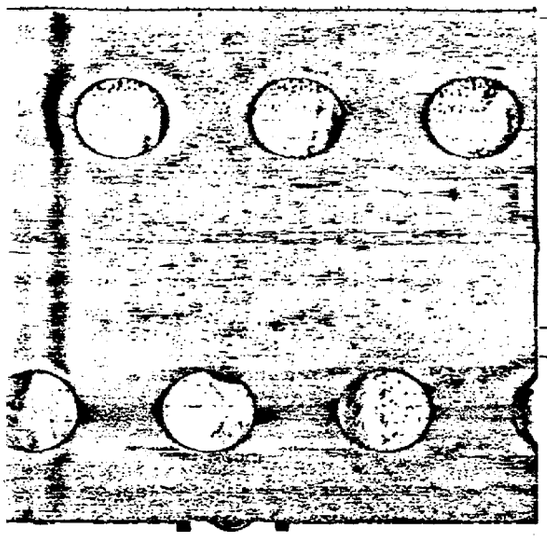
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 206000.00 |
| | | | | CON TX 762.20 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 771.20 |
| | | | | CHECK 771.20 |
| | | | 10/31/96 01 | 15:21 0001 6584 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0242185
IDENTIF. ↑ REFERENCE

96 OCT 31 PM 3:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 1083530