56

# WARRANTY DEED

BOOK 10253 PG 372

THIS INSTRUMENT WAS PREPARED BY

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

**THIS INDENTURE**, made and entered into as of the **31st** day of **October, 1996** by and between

**CHARLES P. ARNOLD and VERA LEE ARNOLD, HUSBAND AND WIFE** ,

hereinafter referred to as Grantor, and

**DORA ANN ROBERSON, UNMARRIED** ,

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:

**TRACT 1:**

SITUATED IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE NEAR THE CONFEDERATE SOLDIERS HOME AND BEING LOT NO. 3 ON THE MAP SHOWING DIVISION BY THE PATTERSON HEIRS OF LOT NO. 3 IN PLAN OF MATT DONELSON'S LAND, ACCORDING TO SURVEY MADE BY ERLE DRAKE, SURVEYOR, OCTOBER 18, 1930, OF RECORD IN BOOK 843, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY. (THE MATT DONELSON PLAN IS OF RECORD IN BOOK 161, PAGE 62, SAID REGISTER'S OFFICE.

SAID LOT NO. 3 FRONTS 80.60 FT. ON THE SOUTH SIDE OF A ROAD LEADING WEST FROM HERMITAGE ROAD, FORMERLY BEN JONES ROAD, SAID FIRST MENTIONED ROAD EXTENDS ALONG THE SOUTHERN MARGIN OF THE CONFEDERATE SOLDIERS HOME LANDS; SAID LOT NO. 3 EXTENDS BACK SOUTHERLY IN NEARLY PARALLEL LINES 955 FT., AND CONTAINS 1.76 ACRES.

BEING THE SAME PROPERTY CONVEYED TO CHARLES P. ARNOLD AND WIFE, VERA LEE ARNOLD BY DEED FROM SELENE PETERSON ALLEN OF RECORD IN BOOK 4744, PAGE 412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**TRACT 2:**

SITUATED IN THE 4TH CIVIL DISTRICT OF SAID COUNTY AND STATE, NEAR CONFEDERATE SOLDIERS HOME AND BEING LOT NO. 4 ON THE MAP SHOWING DIVISION BY THE PATTERSON HEIRS OF LOT NO. 3 IN PLAN MATT DONELSON'S LANDS, ACCORDING TO A SURVEY THEREOF MADE BY ERLE DRAKE, SURVEYOR, OCTOBER 18, 1930, OF RECORD IN BOOK 843, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY. (THE MATT DONELSON PLAN IS RECORDED IN BOOK 161, PAGE 62, OF THE SAID REGISTER'S OFFICE.

SAID LOT NO. 4 HEREIN CONVEYED FRONTS 74-1/2 FEET ON THE SOUTH SIDE OF A ROAD LEADING WEST FROM HERMITAGE ROAD, FORMERLY BEN JONES ROAD, SAID FIRST MENTIONED ROAD EXTENDS ALONG THE SOUTHERLY MARGIN OF THE CONFEDERATE SOLDIERS HOME LANDS; SAID LOT NO. 4 EXTENDS BACK SOUTHERLY IN NEARLY PARALLEL LINES 955 FEET ON THE WESTERLY LINE AND 788 FEET ON THE EASTERLY LINE TO AN OFF-SET; THENCE CONTINUING TO A POINT WHICH IS OPPOSITE THE TERMINUS OF SAID WESTERLY LINE. (SEE MORE PARTICULAR DESCRIPTION ON SAID REGISTERED PLAN, BOOK 843, PAGE 49, SUPRA).

BEING THE SAME PROPERTY CONVEYED TO CHARLES P. ARNOLD, JR. AND WIFE, VERA BROWN ARNOLD BY DEED FROM JESSIE PATTERSON HOMES, ALEXINE PATTERSON TOALSTON, CLIFFORD PETERSON AND PEGGY PATTERSON EUBANK OF RECORD IN BOOK 4744, PAGE 410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. VERA BROWN ARNOLD ALSO KNOWN AS VERA LEE ARNOLD.

**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,
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.

Charles P. Arnold
CHARLES P. ARNOLD

Vera Lee Arnold
VERA LEE ARNOLD

**INDIVIDUAL**
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHARLES P. ARNOLD and VERA LEE ARNOLD, HUSBAND AND WIFE**, 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 **31st** day of **October, 1996**.

Notary Public

Commission Expiration: 3-25-1999

STATE OF TENNESSEE - NOTARY PUBLIC - DAVIDSON COUNTY

**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 **$22,000.00**, 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 **31st** day of **October, 1996**.

Notary Public

Commission Expiration: 3-25-1999

STATE OF TENNESSEE - NOTARY PUBLIC - DAVIDSON COUNTY

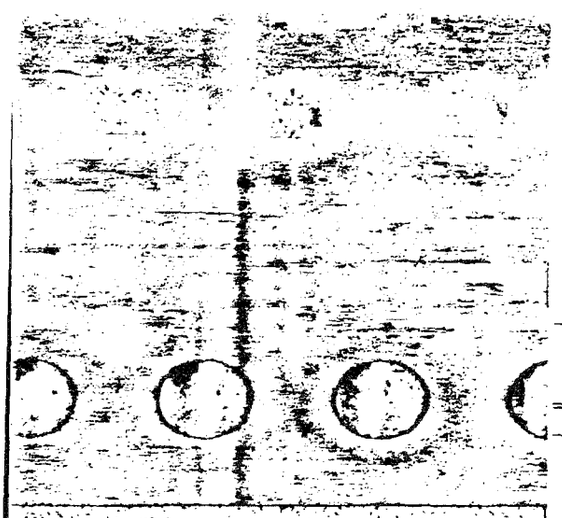
96 NOV -7 AM 11:10
REGISTER
DAVIDSON COUNTY, TN.

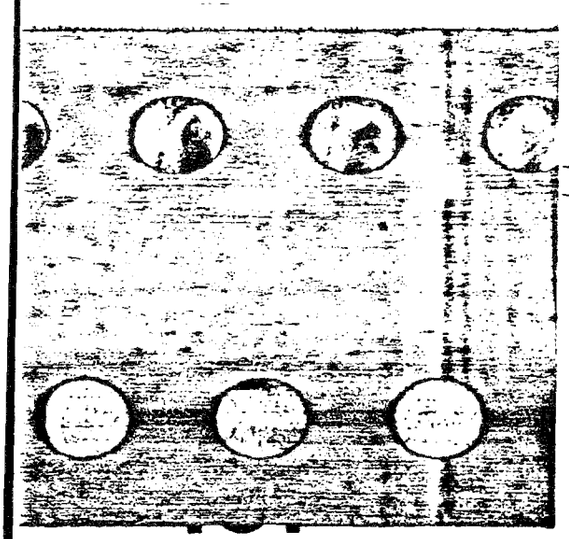
IDENTIF. & REFERENCE
024644

9226 11/07 0101

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| NASHVILLE ESCROW CO.<br>2209 CRESTMOOR ROAD,<br>NASHVILLE, TN. 37215 | DORA ANN ROBERSON<br><br>LOT NOS. 3 & 4 HILLS LANE<br>OLD HICKORY, TN 37138 | LOT NOS. 3 & 4 HILLS LANE<br>OLD HICKORY, TN 37138<br><br>MAP PARCEL NUMBER<br>75-5-40 & 75-5-41 |

75-5-40





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10253 PG 374

| | | |
|---|---|---|
| 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 22000.00 |
| | | | | CON TX 81.40 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 90.40 |
| | | | | CHECK 90.40 |
| | | | 11/07/96 01 | 11:13 0001 9226 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244644
IDENTIF. # REFERENCE

96 NOV -7 AM 11:10

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1086145