24

BOOK 10278 PG 877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,730.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Able (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 128-14
7305 Coronado Court (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 197
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pasadena, California 91109 (CITY) (STATE) (ZIP)	9D05487

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, Linda Cox Allen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Able, an unmarried man

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 Lot 144, Section Four, Harpeth Park, of record in Book 4300, Page 52, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Linda Cox Allen by deed from Eddie A. Hill and wife, Margaret J. Hill of record in Book 7909, Page 591, Register's Office, Davidson County, Tennessee.

Gene W. Floyd executed this instrument on behalf of Linda Cox Allen pursuant to a Power of Attorney which is being placed of record currently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4411, Page 666, and amended in Book 4488, Page 454, said Register's Office.

This conveyance is subject to public utility and drainage easement and minimum building setback line of record in Book 4300, Page 52, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7305 Coronado Court, Nashville, TN 37221
(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 my hand this 27th day of November 19 96

Linda Cox Allen
By: Linda Cox Allen
Gene W. Floyd, Attorney-in-fact
Gene W. Floyd Atty In Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gene W. Floyd as Attorney-in-Fact for Linda Cox Allen, 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 and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of November, 1996.

Notary Public

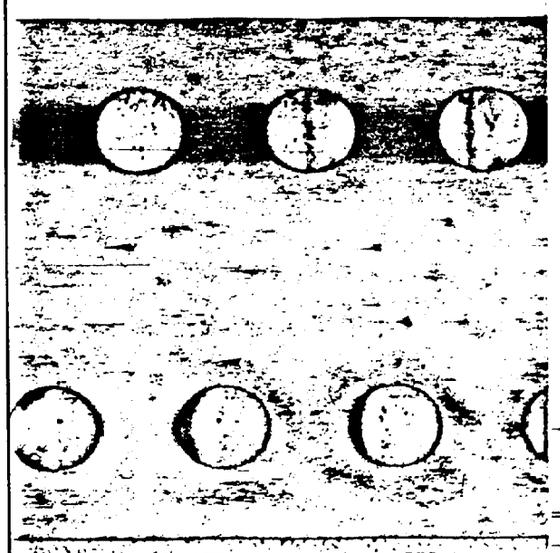
NOTARY PUBLIC

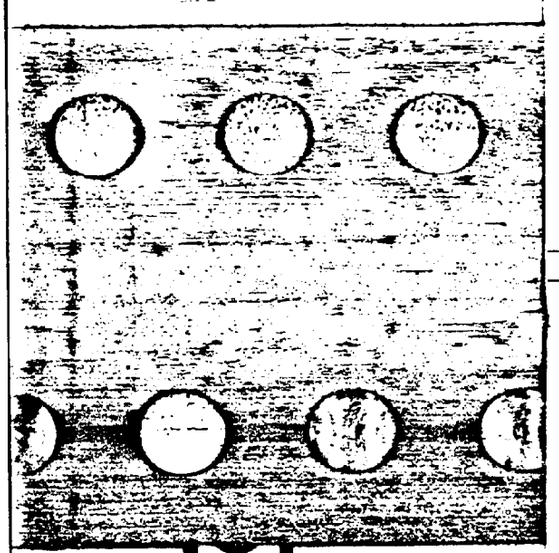
My Commission Expires: 3-21-98

0252257
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 2:32
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1560 12/03 0101 03CHECK 433.51





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

RECEIVED OF _____

FOR _____

BOOK 10278 PG 879

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 114730.00
CON TX 424.51
PRFEE 1.00
WDEED 8.00
TOTAL 433.51
CHECK 433.51

12/03/96 01 14:34 0001 1560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252257
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 2:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094229