224

BOOK 10326 PG 583

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,160.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF January 19 97

_____
Notary Public

MY COMMISSION EXPIRES: May 28, 2000
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven F. Cosgrove	Franklin American Mortgage	164-16
(NAME)	(NAME)	
4738 Cascade Drive	214 Overlook Ct., Ste. 150	19
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Brentwood, TN 37027	4D 60466
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Donald C. Decker Jr. and Donald C. Decker Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven F. Cosgrove and wife, Michele Y. Cosgrove

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:

Land in Davidson County, Tennessee, being Lot No. 270B, Zone Lot Division, Lot 270, Sherman Forest, Section 4, of record in Plat Book 5190, page 757, amending Plat Book 4460, page 182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Donald C. Decker Jr. and Donald C. Decker Sr. by deed from Brenda Decker, unmarried of record in Book 10027, page 975, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4704, page 448 and Book 6117, page 543, said Register's Office.

This conveyance is subject to any and all existing easements of record.

0266170 IDENTIF. ↑ REFERENCE

97 JAN 23 AM 8:06
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4738 Cascade Drive, Old Hickory, Tennessee 37138
(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 January 19 97

Donald C. Decker Jr. by: Brenda Decker Atty in Fact
Donald C. Decker Jr.

Donald C. Decker Sr.
Donald C. Decker Sr.

BOOK 10326 PG 584

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald C. Decker Jr. and Donald C. Decker Sr.

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 January, 19 97.

Commission expires May 28, 2000

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN
S. HARRIS

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 _____ 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

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

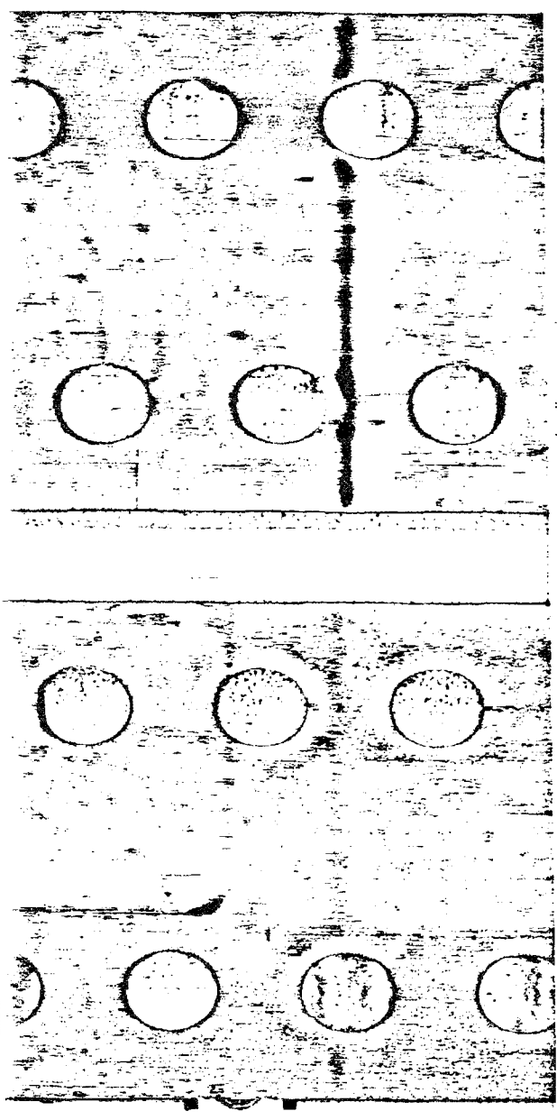
Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

6967 01/23 0101 03CHECK

227.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10326 PG 585

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 59160.00
CON TX 218.90
PRFEE 1.00
WDEED 8.00
TOTAL 227.90
CHECK 227.90

01/23/97 01 08:07 0001 6967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266170 IDENTIF. ↑ REFERENCE

97 JAN 23 AM 8:06

REGISTER
DAVIDSON COUNTY, TN.

No. 1108949