0274023

IDENTIFICATION REFERENCE

MAIL ENV.

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILL TO: | MAP & PARCEL NO. |
|---|---|---|
| **Benita S. Jackson**<br>**616 Tosha Court**<br>**Nashville, TN 37218** | ***To Mortgagee*** | **70-2-105** |

BOOK 10352 PG 415

Maj

MORTGAGEE:
Suntrust Bank, Nashville, N. A.
P. O. Box 305110
Seventh Floor
Nashville, TN 37230-5110

7443 02/18 0101 03CHECK 341.63

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $89,900.

Benita S. Jackson
Affiant

Subscribed to and sworn before me this 18th day of February, 1997.

Notary Public

My Commission Expires: March 25, 2000

NOTARY PUBLIC AT LARGE

FOR AND IN CONSIDERATION of the sum of Eighty Nine Thousand Nine Hundred Dollars ($89,900.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CARDINAL CONSTRUCTION, INC., the Grantor herein, this day bargained and sold, and does hereby transfer and convey unto BENITA S. JACKSON, the Grantee herein, her heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 10 on the Plan of Tosha's Court, Section Three, of record in Book 9700, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to AUDIE J. JOHNSON by deed from WILLIAM A. THOMAS AND WIFE GAYLA B. THOMAS of record in Book 9504, page 93, said Register's Office. Also being the same property conveyed to Cardinal Construction, Inc. by quitclaim deed from Audie J. Johnson of record in Book 10352, page 413, said Register's Office.

This is improved real property known as 616 Tosha's Court, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, personal representatives, successors and assigns forever. The Grantor covenants with the said Grantee that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered.

The Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her heirs, personal representatives, successors and assigns, 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 gender.

Witness my hand this 15th day of February, 1997.

**CARDINAL CONSTRUCTION, INC.**

**By:** _____
**AUDIE J. JOHNSON**

**Title:** _____

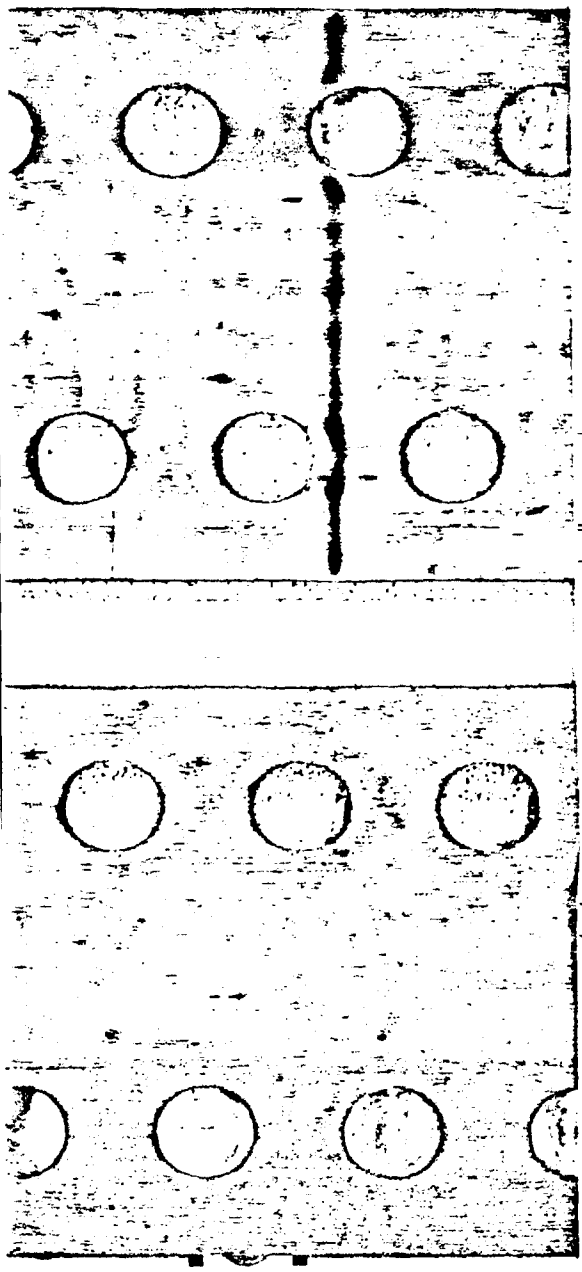
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, EVA M. LEMEH, a Notary Public in and for said County and State, personally appeared AUDIE J. JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged himself to be the President of CARDINAL CONSTRUCTION, INC., the within named bargainor, a corporation, and that he as the President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as the President of the corporation.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 15th day of February, 1997.

_____
Notary Public

My Commission Expires: March 25, 2000



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10352 PG 417

| | | |
|---|---|---|
| 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 | ~~8,700.00~~ |
| | | | CON TX | 332.63 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 341.63 |
| | | | CHECK | 341.63 |

02/18/97 01 15:46 0001 7443

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0274023
IDENTIFICATION REFERENCE

97 FEB 18 PM 3:1
DAVIDSON COUNTY

**No.** 1117898