47

BOOK 10443 PG 794

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Carter (NAME)	Long Beach Mortgage Company (NAME)	MAP 53-14
1431 Ocoee Trail (ADDRESS)	1100 Town & Country Road (ADDRESS)	PARCEL 67
Madison, TN 37115 (CITY) (STATE) (ZIP)	Orange, CA 92868 (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, Hazel A. Sprague, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Carter and wife, Stephanie Carter

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. 179 in the unrecorded map or Plan of Nawakwa Hills, Powwow Addition, Section 6, being a sundivision of part of a tract of land, as follows:

Said Lot No. 179 fronts 50 feet on the Easterly side of Ocoee Trail and extends back between parallel lines 150 feet to a dead line and measures 50 feet thereon.

Being the same property conveyed to Hazel A. Sprague, Unmarried by deed from Robert W. Slate, II, Unmarried, of record in Book 9736, Page 611, Register's Office for said County.

0301915

IDENTIFICATION

97 MAY -6 AM 10:37

REGISTER
DAVIDSON CO. TENN.

7711 05/06 0101 03CHECK 313.51

This is improved (X) property, known as 1431 Ocoee Trail, Madison, TN 37115
unimproved ( )
(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 30th day of April 19 97

Hazel A. Sprague
Hazel A. Sprague

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10443 PG 795

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel A. Sprague

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of April 19 97.

Commission expires 11-27-99

Notary Public

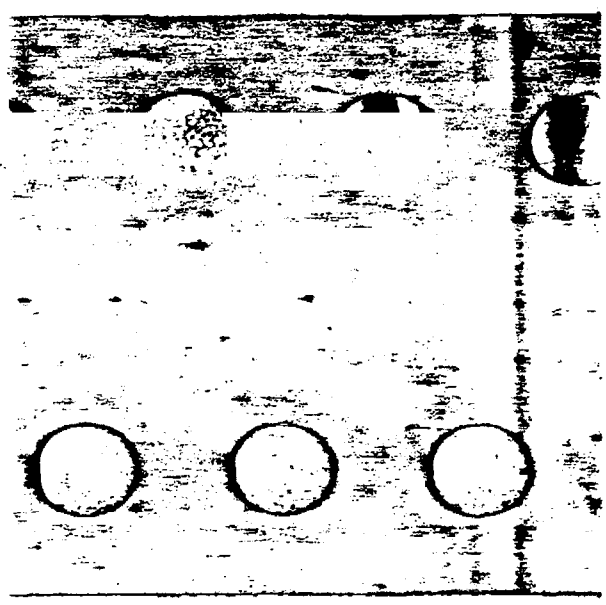
STATE OF TENNESSEE
COUNTY OF

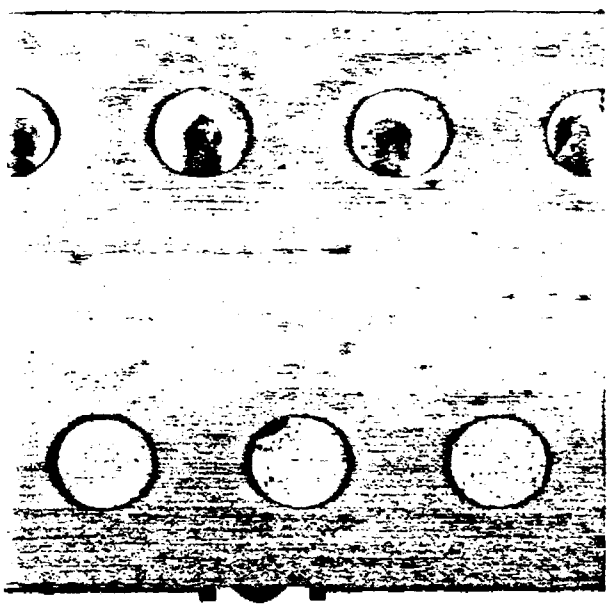
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged and respectively of the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing 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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10443 PG 796

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 82300.00
CON TX 304.51
PRFEE 1.00
WDEED 8.00
TOTAL 313-51
CHECK 313-51

05/06/97 01 10:38 0001 7711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0301915

IDENTIFICATION REFERENCE

97 MAY -6 AM 10:37

REGISTER
DAVIDSON COUNTY, TN

No. 1147777