591

BOOK 10649 PG 202

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 19 97

Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

N0997-563L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff A. Shepherd (NAME)	PNC Mortgage (NAME)	MAP 61.15
1120 Sunnymeade Drive (ADDRESS)	3150 East 41st St. Suite 100A (ADDRESS)	PARCEL 174
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Tulsa, OK 74105 (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, Anthony L Cates and Johnnie N. Dodd, both ~~un~~married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff A. Shepherd and Nichole Stringer, both unmarried

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 described as follows:

Being all of Lot No. 13, Block A Sunnymeade Subdivision, a rsubdivision of Sunnymeade Unit No. 1 as shown by plat and survey of record in Plat Book 974, Page 56 and 57 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anthony L. Cates and Johnnie N. Dodd, both unmarried by deed from Evelyn Cunningham, widow, of record in Deed Book 10484, Page 894, Register's Office for said County.
The said Anthony L. Cates and Johnnie N. Dodd having never lived in the subject property, holding the property strictly for investment purposes only.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1066, Page 225 and re-recorded in Book 1108, Page 689 and modified in Book 1066, Page 511, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 1120 Sunnymeade Drive, Nashville, Tennessee 37216
(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 15th day of October 19 97

Anthony L. Cates

Johnnie N. Dodd

BOOK 10649 PG 203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Anthony W. Cates and Johnnie N. Dodd, both unmarried

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 Nashville, Tennessee, this 15th day of October 19 97.

Commission expires 11-28-98

Regina C. Appleton
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

0986 10/17 0101 03CHECK 420.63

0360043

IDENTIF. & REFERENCE

97 OCT 17 AM 9:48

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10649 PG 204

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	111250.00
			CON TX	411.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	420.63
			CHECK	420.63

10/17/97 01 09:51 0001 0986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0360043
IDENTIF. # REFERENCE

97 OCT 17 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1210278