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BOOK 10812 PG 452

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **20th** day of **February, 1998** by and between

CANDACE E. DUNHAM, UNMARRIED ,

hereinafter referred to as Grantor, and

JOHN DAVID MCCROSKEY ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A CERTAIN CONDOMINIUM IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 922 IN FOUR MAPLES CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 283, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE AND OTHERWISE KNOWN AS 922 COARSEY DRIVE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

BEING THE SAME PROPERTY CONVEYED TO CANDACE E. DUNHAM, UNMARRIED, BY DEED FROM DEBORAH LYNN HARPER, UNMARRIED, OF RECORD IN BOOK 6110, PAGE 80 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

and that the title and quiet possession thereto Grantor will warrant and forever defend 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 genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Candace E Dunham

CANDACE E. DUNHAM

98 FEB 26 PM 3:48

040514

02/26/98 0101 03CHECK 150.00

BOOK 10812 PG 453

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CANDACE E. DUNHAM, UNMARRIED** , the within named bargainor, 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.

Witness my hand, at office, this **20th** day of **February, 1998**.

Notary Public

Commission Expiration: _____

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JAN. 29, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$38,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John David McCroskey
Affiant

Subscribed and sworn to before me this **20th** day of **February, 1998**.

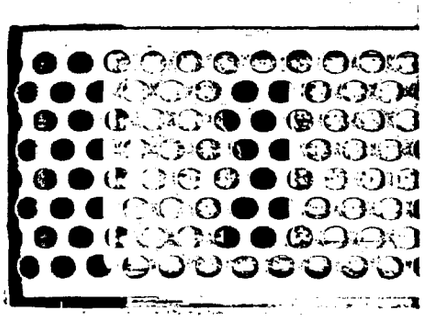
Notary Public

Commission Expiration: _____

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JAN. 29, 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	JOHN DAVID MCCROSKEY 922 COARSEY DRIVE NASHVILLE, TN 37217	922 COARSEY DRIVE NASHVILLE, TN 37217 MAP PARCEL NUMBER 107-13-0-A-22



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

RECEIVED OF _____

FOR _____

BOOK 10812 PG 454

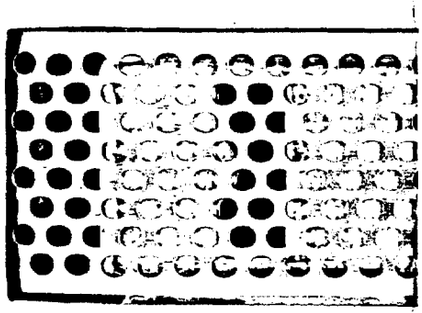
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 8.00
TOTAL 149.60
CHECK 149.60

02/26/98 01 15:46 0001 8471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04054464
IDENTIFICATION REFERENCE
98 FEB 26 PM 3:48
DAVIDSON COUNTY TN

No. 1258931