T1260 483

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY: Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassandra Tousley (NAME)	SAME (NAME)	MAP 62-02-A
2752 Riverbend Drive (ADDRESS)	(ADDRESS)	PARCEL 220 CO
Nashville, Tennessee 37214 (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, Ricardo Herrera and wife, Sharon Herrera

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cassandra Tousley, 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 Lot No. 343 on the Plan of River Trace Estates, Phase 1, Section 3 of record in Plat Book 6900, page 615, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricardo Herrera and wife, Sharon Herrera by deed from Fox Ridge Homes, Inc., of record in Book 9439, page 314, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 6900, page 615, said Register's Office; (b) restrictive covenants of record in Book 6851, page 363, Book 6851, page 370, Book 6851, page 390 and Book 6982, page 747, said Register's Office; (c) Transmission Line Easement of record in Book 1163, page 341, said Register's Office; (d) Flowage Easement of record in Book 2022, page 83, said Register's Office; and (e) Easement of record in Book 3959, page 395, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2752 Riverbend Drive, Nashville, Tennessee 37214
(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 18th day of December 19 98

Ricardo Herrera

Ricardo Herrera

Sharon Herrera

Sharon Herrera

T1260 484

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 Ricardo Herrera and wife, Sharon Herrera

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 18th day of December 19 98.

Commission expires _____

Notary Public

Exp 03/24/2001

PUBLIC AT LARGE

DAVIDSON COUNTY TENNESSEE

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

MAIL ENV.

98 DEC 21 AM 9:33
REGISTER
DAVIDSON COUNTY, TN.

0527429
IDENTIF. # REFERENCE

2858 12/21 0101 03CHECK 443.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

485

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CONT	117000.00
CON TX	432.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	443.90
CHECK	443.90

12/21/98 01 09:31 0001 2858

9/1260

05274 29
IDENTIF. # REFERENCE

98 DEC 21 AM 9:33

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402299