22

BOOK 11260 PAGE 813

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

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

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD J. CONNOR, JR. (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	141-15-D-42CO
7608 STAFFORDSHIRE DRIVE (ADDRESS)	4500 PARK GRANADA (ADDRESS)	09D-79713
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	CALABASAS, CA 91302-1613 (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, KYLE J. CAVANAUGH AND WIFE, CHRISTIE L. CAVANAUGH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD J. CONNOR, JR. AND WIFE, KERRY D. CONNOR

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. 42, on the Final P.U.D. (PLANNED UNIT DEVELOPMENT) Plan of Resubdivision of Lots 12 thru 16, 42 & 43, Phase I, "SHEFFIELD" ON THE HARPETH, of record in Book 6900, page 182, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to KYLE J. CAVANAUGH AND WIFE, CHRISTIE L. CAVANAUGH, by deed from Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel, and George E. McCarty, Trustees, of record in Book 8340, page 515, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PHASE I, "SHEFFIELD" ON THE HARPETH, as said areas are set forth and defined in Restrictions of record in Book 6925, page 900, as amended in Book 7145, page 954; By-Laws of record in Book 7145, page 964 and Book 8146, page 463; and Charter of record in Book 6939, page 983; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of KYLE J. CAVANAUGH, by CHRISTIE L.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7608 STAFFORDSHIRE DRIVE, NASHVILLE, TN 37221
(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

KYLE J. CAVANAUGH
By: Kyle J. Cavanaugh by Christie L. Cavanaugh
CHRISTIE L. CAVANAUGH, ATTORNEY-IN-FACT

Christie L. Cavanaugh
CHRISTIE L. CAVANAUGH

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 CHRISTIE L. CAVANAUGH

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, 1998.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

CAVANAUGH, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated December 04, 1998, made by:
Stanley Glenn McRae, License No. 1673
CAMPBELL, MCRAE AND ASSOC. SURVEYING, INC.
2424 21st Avenue South, Suite 201
Nashville, TN 37212

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 CHRISTIE L. CAVANAUGH, 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 on behalf of KYLE J. CAVANAUGH, as his Attorney-in-Fact, as the free act and deed of the within named KYLE J. CAVANAUGH.

WITNESS my hand and official seal at Nashville, Tennessee, this 18TH day of DECEMBER, 1998.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

052751.1
IDENTIF. ↑ REFERENCE

98 DEC 21 AM 11:02
REGISTER
DAVIDSON COUNTY, TN.

2942 12/21 0101 03CHECK 706.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11260 PAGE 815

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

CASH	188000.00
CON TX	695.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	706.60
CHECK	706.60

12/21/98 01 11:00 0001 2942

98 DEC 21 AM 11:02

REGISTER
DAVIDSON COUNTY, TN.

052751.1

IDENTIF. # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402382