47

BOOK 11437 PG. 233

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bancroft O'Quinn, Jr.	Same.	MAP 7-10
(NAME) P.O. Box 1395	(NAME)	PARCEL 7
(ADDRESS) Lebanon, TN 37088	(ADDRESS)	
(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, Charles LaRue, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bancroft O'Quinn, Jr., d/b/a Cadbury Properties, Inc.

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:

BEING Lot No. 6 on the Plan of Hudgin Acres Estates of record in Book 7900, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to Charles LaRue, Jr. by deed from Virginia H. Lassiter and Hazel H. Finch, of record in Book 8122, Page 602, Register's Office for Davidson County, Tennessee.

THE GRANTORS HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF CHARLES LARUE, JR.

unimproved ( )
This is improved (X) property, known as 1978 Tinnin Road, Goodlettsville, TN 37072
(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 12th day of April, 19 99

Charles LaRue Jr.

Charles LaRue, Jr.

BOOK 11437 PG. 234

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 Charles LaRue, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of April, 19 99.

Commission expires 3/28/03

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

05757718
RECEIVED FOR REFERENCE
99 APR 19 PM 1:50
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.
4125 04/19 0101 03CHECK 399.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11437 PG. 235

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

0575718

INSTRUMENT # REFERENCE

99 APR 19 PM 1:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			105000.00
		CON TX	388.50
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	399.50
		CHECK	399.50
04/19/99	01	13:52 0001	4125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453083