**THIS INSTRUMENT PREPARED BY:**
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

**SEND TAX BILLS TO:**
RIchard Bango and Dawn Bango
4762 Cascade Drive
Old Hickory, TN 37138

**MAP PARCEL NUMBERS**
64-12-6.00

Davidson County DEEDWARR
Recvd: 07/23/03 12:48 2pgs
Fees:13.00 Taxes:270.10
20030723-0103158

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this **30th** day of June, **2003**, by and between Jennifer Carter, party of the first part, and Richard Bango and wife, Dawn Bango, party of the second part,

**WITNESSETH**: That for and in consideration of **$73,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Old Hickory County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 276B on the plan of Zone lot Division Lots 274,276, and 314, Sherwood Forest, section 4, of record in Book 4460, page 182, Register's Offie for Davidson County, Tennessee.

Said Lot No. 276B fronts 50.0 feet on the southwesterly margin of Cascade drive and extends back 210.81 feet on the northwesterly line and 183.61 feet on the southeasterly line to a dead line in the rear, measuring 27.31 feet thereon.

Being the same property conveyde to Jennifer L. Carter, unmarried, by Warranty Deed from Daniel Freshour, unmarried, dated 4-28-97, and recorded, 4-28-97, of record in Book 10431, page 229, Register's Office for Davidson County, Tennessee.

**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 party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Jennifer L. Carter

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JENNIFER L. CARTER, unmarried,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of June, 2003.

My commission expires _____

_____
Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 30, 2006

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, **$73,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edward B Baldwin III
Affiant

Subscribed and sworn to before me this 30th day of June, 2003.

_____

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
**4762 Cascade Drive**
**Old Hickory, TN 37138**

**NAME AND ADDRESS OF NEW OWNER:**
**Richard an d Dawn Bango**
**4762 Cascade Drive**
**Old Hickory, TN 37138**