Mortgagee: None

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
73-16A-154	Oscar Phillip Selley 154 Cumberland Trace Nashville, TN 37214	New Owner 154 Cumberland Trace Nashville, TN37214
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 154 Cumberland Trace	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 7188 PAGE 412

JOHN H. MURPHY and wife, ELIZABETH F. MURPHY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto OSCAR PHILLIP SELLEY and wife, MARY ANN SELLEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 154 as shown on the Plat of Cumberland Trace as of record in Book 5200, page 700, Register's Office for said County, together with an undivided membership in The Cumberland Trace Homeowners' Association, all as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to John H. Murphy and wife, Elizabeth F. Murphy, by deed from Dempsey P. Hutchison and wife, Jo Ann Hutchison, as of record in Book 6684, page 479, Register's Office for said County.

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Declaration of Covenants, conditions and restrictions as of record in Book 6218, page 528 and By-Laws attached thereto, including without limitation such unit's undivided percentage interest in the common elements as described therein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except 1987 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of March, 1987.

John H. Murphy

Elizabeth F. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7188 PAGE 113

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named John H. Murphy and wife, Elizabeth F. Murphy

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 102 Juliet, this, the 28th day of March, 19 87.

My commission expires: 2/23/88 Kay Davis Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 83,900.00 Mary Ann Selley Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March 19 87

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM JOHN H. MURPHY AND WIFE ELIZABETH F. MURPHY

TO OSCAR PHILLIP SELLEY AND WIFE, MARY ANN SELLEY

10131.

IDENTIFICATION REFERENCE

APR 1 12 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Book 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____; with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____; being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7188 PAGE 414

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
			[illegible]	[illegible]
			234.92	[illegible]
			.50	[illegible]
			6.00	[illegible]
			CHECK	241.42-
			904'A84781787 BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10131

IDENTIFICATION REFERENCE

APR 1 12 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64009