Box 36

THIS INSTRUMENT PREPARED BY:
David B. Herbert
Office, Kelley, Herbert & Crawford
Third Floor, [illegible]
20[illegible] Fourth Avenue North
Na[illegible]862,M023-02A0150190 CO

WARRANTY DEED

BOOK 7630 PAGE 317

NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Charles C.Gabbard	Carteret Savings Bank, FA 10 Waterview Boulevard Parsippany, NJ 07064
FIELD BOOK NUMBER (S)	**LOAN OR ACCOUNT NO.** 590298-0
STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2650 Paddle Wheel Drive	**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, and in further consideration of the assumption of, and agreement by the grantee herein to pay the principal balance now due, plus future interest, on a certain note dated May 28, 1987, in the original principal sum of $89,500.00, payable to The Lomas & Nettleton Comany (assigned to Carteret Savings Bank), in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Kathleen L. Donnelly, to William H. Fantone, Jr., Trustee as of record in Book 7259, page 631, as re-recorded in Book 7624, page 295,

KATHLEEN L. DONNELLY, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey CHARLES C. GABBARD unto _____

_____

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 Lot 13B on the Plan of River Trace Estates, Phase I, Section I, as of record in Book 6250, page 995, as amended in Book 6250, pages 996 and 997, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen L. Donnelly, unmarried, by deed from Braewood Development Corporation, as of record in Book 7259, page 628, as re-recorded in Book 7624, page 308, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, easements and setback lines, if any, rights of way for public utilities applicable to this property; restrictions of record in Book 6851, page 370 and Book 6851, page 390, and all matters shown on the recorded plan referred to above.

8573 08/18 0101 03CHECK 318.[illegible]5

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 as set forth above and 1988 taxes which Grantee assumes and agrees to pay.

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, successorsand 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 16 day of August, 19 88

_____ Kathleen L. Donnelly

_____ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7630 PAGE 318

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

Kathleen L. Donnelly, unmarried

the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 16 day of August, 1988

My commission expires: 3-11-90

Mary Ann Kelley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, 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, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____

this, the _____ day of _____, 19____

My commission expires:

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August, 1988

COMMISSION EXPIRES 3-11-90 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM

KATHLEEN L. DONNELLY, UNMARRIED

TO

CHARLES C. GABBARD

60066

Aug 18 12 00 PM '88

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

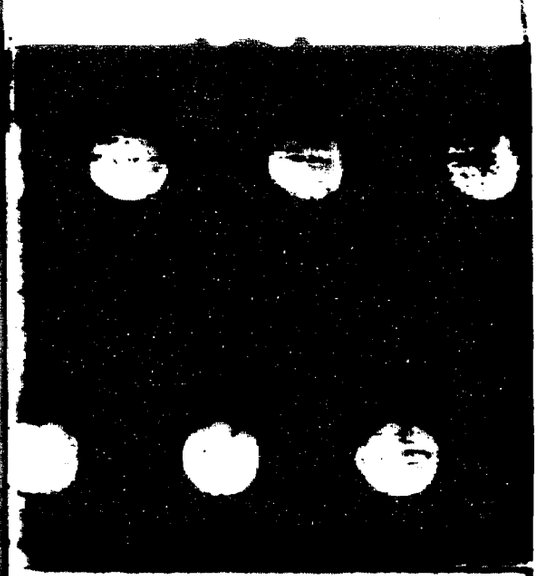
_____ and _____,

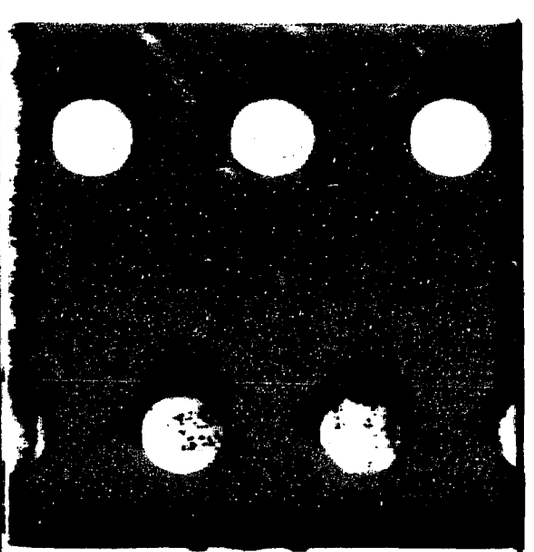
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing 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 7630 PAGE 319

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	94500.00
CON TX	311.85
PRFEE	0.50
MRECD	6.00
TOTAL	318.35
CHECK	318.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [redacted] 0001 8573

60066

[illegible] RECEIPT

AUG 18 12 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 125112