BOOK 7688 PAGE 707

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,776.63

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 19 88

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 | 111 West College Street, Murfreesboro, TN 37130 | 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Roark (NAME)	Bailey Mortgage Company (NAME)	MAP 150-10
3328 Oak Timber Drive (ADDRESS)	200 South Lamar (ADDRESS)	PARCEL 183.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Jackson, Mississippi 39201 (CITY) (STATE) (ZIP)	2D-76374

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, Scott R. Farrar and wife, Melissa J. Farrar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Roark and wife, Judy G. Roark

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. 71, Section Two on the Plan of Lake Towne Park of record in Plat Book 6900, page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Scott R. Farrar and wife, Melissa J. Farrar by deed from Jack Williams Construction Company, Inc. of record in Book 7341, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 7030, page 566 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Scott R. Farrar and wife, Melissa J. Farrar to R. Conner McAllister, Trustee for Bailey Mortgage Company, dated August 31, 1987, with an approximate unpaid principal balance of $80,576.63, of record in Book 7341, page 56, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 3328 Oak Timber Drive, Antioch, Tennessee 37013
(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 26th day of October, 19 88

Scott R. Farrar by Melissa J. Farrar attny-in-fact
Scott R. Farrar

Melissa J. Farrar
Melissa J. Farrar

BOOK 7688 PAGE 708

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 Melissa J. Farrar

the bargainor, 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 26th day of October

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of October, 19 88, before me personally appeared Milissa J. Farrar, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Scott R. Farrar, and who acknowledged that he executed the same as the free act and deed of the said Scott R. Farrar, by virtue of that Power of Attorney, duly executed by the said Scott R. Farrar and appearing of record in Book 7688, page 706, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville this 26th day of November, 19 88.

My Commission Expires: 5-8-91

Notary Public

8 0 3 3 6

IDENTIFICATION

OCT 28 8 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1684 10/28 0101 03CHECK 289.64

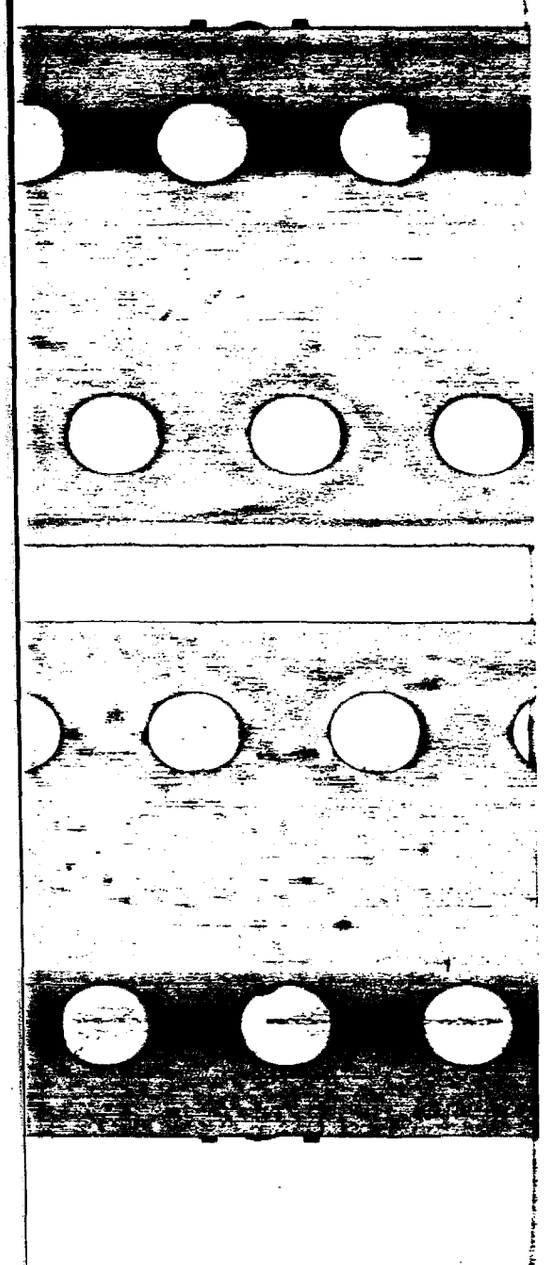
WARRANTY DEED

FROM
Scott R. Farrar and wife, Melissa J. Farrar

TO
David E. Roark and wife, Judy G. Roark

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7688 PAGE 709

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 85776.63
CON TX 283.14
PRFEE 0.50
WDEED 6.00
TOTAL 289.64
CHECK 289.64

10/28/88 01 08:29 0001 1684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:03 36

IDENTIFICATION REFERENCE

OCT 28 8 29 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148419