BOOK 5 PAGE 3 6

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January 19 89

Notary Public

MY COMMISSION EXPIRES: 5-4-92
(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
William P. Connell (NAME)	Same (NAME)	MAP 148-3
176 Luna Drive (ADDRESS)	(ADDRESS)	PARCEL 22
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5DU-15706

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, Jeffrey M. DeGraauw and wife, Laura L. DeGraauw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William P. Connell, married, and Fred Connell, married, and Margaret Connell, unmarried

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. 214 on the Plan of Cherokee Hills, Section II, as of record in Book 3106, Page 149, Register's Office for said County, described as follows:

BEGINNING in the northerly margin of Luna Drive at the corner of Lots Nos. 213 and 214; thence westerly with said Drive, 75 feet to a monument; thence around a curve in a northeasterly direction, 39.3 feet to a monument in the easterly margin of Cherokee Hills Drive; thence northerly with said Drive, 175 feet to a monument; thence easterly 100 feet to the rear corner of Lots 213 and 214; thence southerly with the line of said Lots, 200 feet to the point of beginning.

Being the same property conveyed to Jeffrey M. DeGraauw and wife, Laura L. DeGraauw by deed from Frank N. Brashears, single of record in Book 6313, page 318, Register's Office for said County.

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 3464, Page 73, Register's Office for said County.

Jeffrey M. DeGraauw and Jeffery M. DeGraauw being one and the same person.

unimproved ( )
This is improved (X) property, known as 176 Luna Drive, Nashville, TN 37211
(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 30th day of January, 19 89

Jeffrey M. DeGraauw

Laura L. DeGraauw

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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 Jeffrey M. DeGraauw and wife, Laura L. DeGraauw

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 19 89.

Commission expires _____

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 his oath / himself (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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

06475

TENNESSEE REAL ESTATE TRANSFER TAX
Feb 3 10 02 AM '89
FILED & RECORDED DAVIDSON COUNTY, TENN.

4223 02/03 01:01 03CHECK 223.97

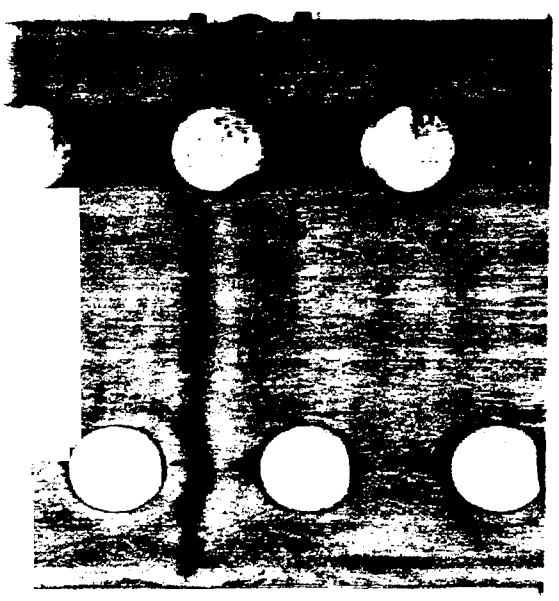
WARRANTY DEED

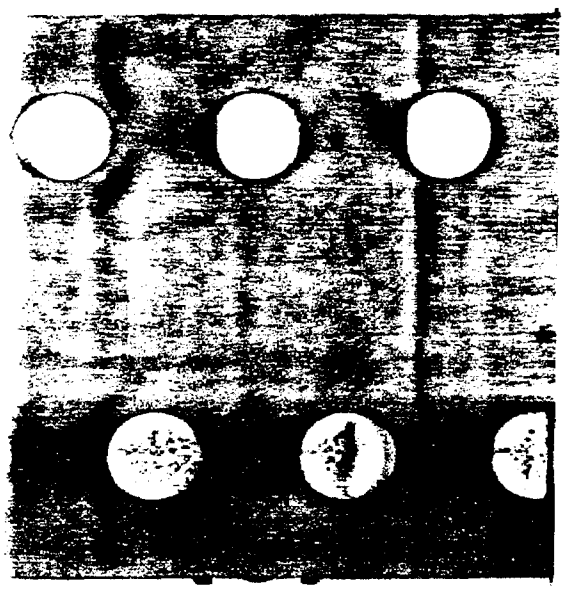
FROM
Jeffrey M. DeGraauw and wife,
Laura L. DeGraauw

TO
William P. Connell and Fred
Connell and Margaret Connell

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 _____

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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 65900.00
CON TX 217.47
PRFEE 0.50
WDEED 6.00
TOTAL 223.97
CHECK 223.97

02/03/89 01 10:04 0001 4223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 4 7 5.

IDENTIFICATION

FEB 3 10 02 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 178729