BOOK PAGE

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,758.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 89

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
Bruce T. Shuffitt (NAME)	Independence One Mortgage (NAME)	MAP 95-11
418 Wanda Drive (ADDRESS)	P. O. Box 5076 (ADDRESS)	PARCEL 4.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Southfield, Michigan 48086-5076 (CITY) (STATE) (ZIP)	3DZ-08050

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, Michael L. Franklin and wife, Lori D. Franklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce T. Shuffitt and wife, Margaret Shuffitt

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.

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Cloverdale Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee, as amended in Book 2140, Page 371, said Register's Office.

Said Lot No. 18 fronts 58 feet on the northwesterly margin of Wanda Drive and extends back between lines 352.8 feet on the southeasterly line and 369 feet on the northeasterly line to a dead line on which it measures 125 feet.

Being the same property conveyed to Michael L. Franklin and wife, Lori D. Franklin by deed from Judy Ann Turner Gordon and husband, George W. Gordon and Edwin Parker Turner, Jr. and wife, Ann Turner of record in Book 6994, page 169, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 2701, Page 189, and Book 2140, Page 371, Register's Office for said County.

Sewer Easement to Metropolitan Government of record in Book 4365, Page 601, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Michael L. Franklin and wife, Lori D. Franklin to Edward Seddon, Trustee, for Southwest Mortgage & Financial Services, Inc., dated September 12, 1986, and filed for record September 30, 1986, in Book 6994, Page 172, Register's Office for said County, with a present unpaid principal balance of approximately $55,258.02, which the grantees herein 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 418 Wanda Drive, Nashville, TN 37214
(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 12th day of April, 19 89

Michael L. Franklin

Lori D. Franklin

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 Michael L. Franklin and wife, Lori D. Franklin

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 12th day of April, 1989.

Commission expires 5-8-91

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

24525

IDENTIFICATION

APR 13 9 06 AM '89

5297 04/13 0101 03CHECK 207.14

WARRANTY DEED

FROM

Michael L. Franklin and wife, Lori D. Franklin

TO

Bruce T. Shuffitt and wife, Margaret Shuffitt

RETURN TO:

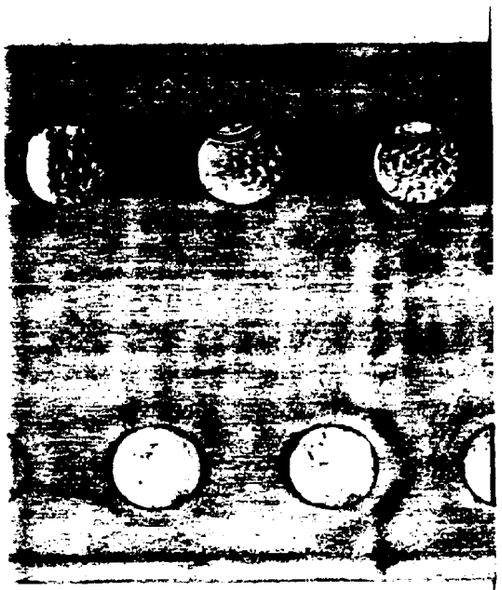
CUMBERLAND TITLE COMPANY

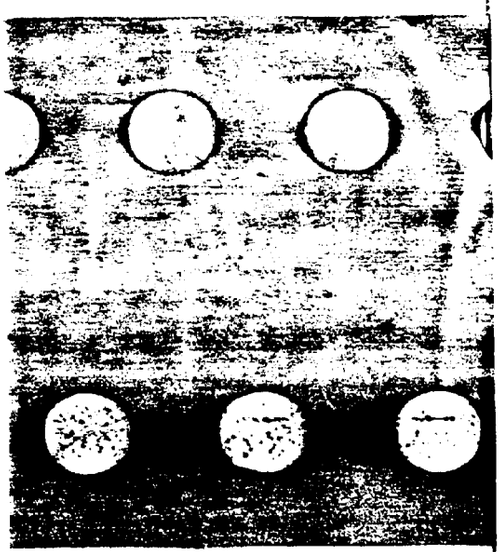
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 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 7815 PAGE 958

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 60758.02
CON TX 200.64
PRFEE 0.50
WDEED 6.00
TOTAL 207.14
CHECK 207.14

04/13/89 01 09:06 0001 5297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24525

IDENTIFICATION REFERENCE

APR 13 9 06 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 199687