FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 19 89

Notary Public

MY COMMISSION EXPIRES: 5-28-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

BOOK 7841 PAGE 755

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
Betty Jean West (NAME)	Statesman Mortgage Company (NAME)	MAP 108-8
3300 Cedar Ridge Road (ADDRESS)	405 Sixth Avenue (ADDRESS)	PARCEL 73
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Des Moines, Iowa 50306 (CITY) (STATE) (ZIP)	3D-86031

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, Tennessee Home Partners, LTD.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Jean West, unmarried and Mary A. West, 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. 231 on the Plan of Larchwood, Section Two of record in Plat Book 5200, page 57, 58 and 59, 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 Tennessee Home Partners, LTD. by Quitclaim Deed from Frank C. Batson and wife, Judy W. Batson, a one-half undivided interest and Tennessee Home Partners, LTD., a partnership composed of Frank Batson and Thomas V. White of record in Book 7757, page 592 and rerecorded in Book , page , 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 5479, page 443, Book 5681, page 532, Book 5688, page 696 and Book 6011, page 130, Register's Office for said County.

3314

TENNESSEE REFERENCE

MAY 16 8 44 AM '89

6410 05/16 0101 03CHECK 235.85

This is unimproved ( ) improved (X) property, known as 3300 Cedar Ridge Road, Nashville, Tennessee 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 my hand this 11th day of May, 19 89

Tennessee Home Partners, LTD.
By:
Frank C. Batson, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be a partner(s) of Tennessee Home Partners, LTD., the within named bargainor, a partnership, and that he/they as such partner(s), executed the foregoing instrument for the purpose therin contained, by signing the name of the partnership by himself/themselves as partner(s).

Witness my hand and seal, this 11th day of May 1989.

Notary Public

My Commission Expires: 5-8-91

WARRANTY DEED

FROM

Tennessee Home Partners, LTD.

TO

Betty Jean West and Mary A. West

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 7841 PAGE 757

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	69500.00
CON TX	229.35
PRFEE	0.50
MDEED	6.00
TOTAL	235.85
CHECK	235.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/16/89 01 08:46 0001 6410

331146

IDENTIFICATION REFERENCE

MAY 16 8 46 AM '89

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 209832