BOOK 7890 PAGE 983

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,827.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 19 89

Notary Public

MY COMMISSION EXPIRES: 5-28-92
(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
Kathrandra D. Smith (NAME)	Sovran Mortgage Corporation (NAME)	MAP 136-14
573 Castlegate Drive (ADDRESS)	P.O. Box 26388 (ADDRESS)	PARCEL 237
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Richmond, Virginia 23260-6388 (CITY) (STATE) (ZIP)	2D-76445

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, Jamie Sturtewagen and wife, Laurie Sturtewagen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathrandra D. Smith, 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. 73 B on the Plan of Zone Lot Division Harbor Gate Subdivision Section 2, Lots 73, 74, and 75, as of record in Plat Book 6900, Page 297, amending Plat Book 6250, Page 33, Register's Office for said County, which amends the Plan of Harbor Gate Section 2, as of record in Plat Book 6250, Page 33, said Register's Office, to which plans reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Jamie Sturtewagen and wife, Laurie Sturtewagen by deed from Brewer & Brewer, Inc., a Tennessee corporation, filed for record July 21, 1988 in Book 7605, Page 751, Register's Office Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494 and Plat Book 6900, Page 297, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

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

This conveyance is subject to a Deed of Trust executed by Jamie Sturtewagen and wife, Laurie Sturtewagen to David J. Guilford, Trustee for BarclaysAmerican Mortgage Corporation, dated July 20, 1988, with an approximate unpaid principal balance of $71,082.53, of record in Book 7605, Page 754, 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 573 Castlegate Drive, Nashville, Tennessee 37217
(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 2nd day of March, 19 89

X Jamie Sturtewagen

X Laurie Sturtewagen

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~DAVIDSON~~ VANDERBURGH

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Sturtewagen and wife, Laurie Sturtewagen

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~~ Evansville, ~~Tennessee~~ Indiana, this 2nd day of March 19 89

Commission expires 1-26-93

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 his oath himself upon (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

4 9 8 7 5

IDENTIFICATION REFERENCE

JUL 18 8 05 AM '89

DAVIDSON COUNTY, TN

6000 07/18 0101 03CHECK 243.94

WARRANTY DEED

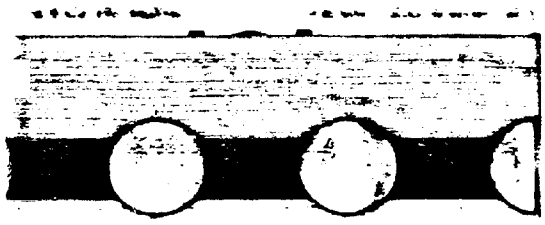
FROM
Jamie Sturtewagen and wife, Laurie Sturtewagen

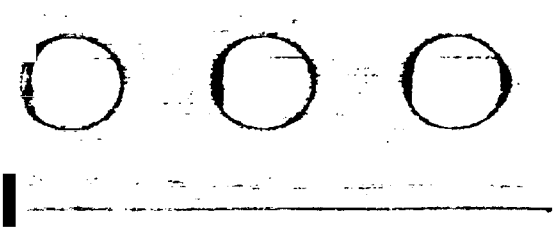
TO
Kathrandra D. Smith, unmarried

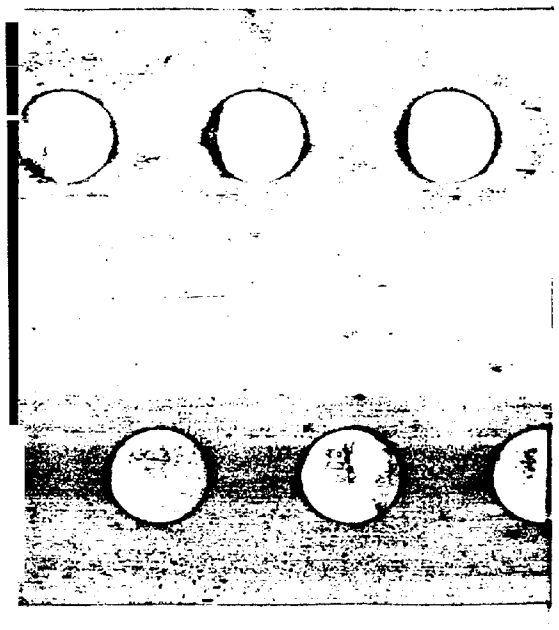
RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214
☐ 111 W. College Street
Murfreesboro, Tennessee 37130
☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW

FILE BOX 3







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7890 PAGE 985

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 71327.06
CON TX 236.94
PRFEE 1.00
WDEED 6.00
TOTAL 243.94
CHECK 243.94
07/13/89 01 08:07 0001 6000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 8 7 5

IDENTIFICATION REFERENCE

JUL 13 8 05 AM '89

DAVIDSON COUNTY, TN

No. 229667