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STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,011.51

Margaret F. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 90

Notary Public

MY COMMISSION EXPIRES: 1/23/93
(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
Margaret F. Sanders (NAME)	Chemical Mortgage Company (NAME)	MAP 150-7
3215 Oakview Court (ADDRESS)	101 East Towne Street (ADDRESS)	PARCEL 372
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	2DX-05001

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, Dawn Lynn Hudson, now Dawn Lynn Gray and husband, Joe D. Gray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret F. Sanders, 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. 16-B, Zone Lot Division of Lot No. 16, Lakeshore Woods, Section 2, plan of record in Plat Book 5200, page 767 amending Plat Book 5200, page 608, 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 Dawn Lynn Hudson, unmarried by deed from Michael E. Kuzur and wife, Ruth I. Kuzur of record in Book 7471, page 383, Register's Office for Davidson County, Tennessee. The said Dawn Lynn Hudson having since married and being one and the same as Dawn Lynn Gray.

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

This conveyance is subject to Restrictive Covenants of record in Plat Book 5200, page 767 and Book 6230, page 385 Register's Office for said County.

Joe D. Gray, husband of Dawn Lynn Gray, joins in this conveyance to convey any and all interest he may have in said property including but not limited to his marital interest.

This conveyance is subject to a Deed of Trust executed by Dawn Lynn Hudson, unmarried to Edward C. Seddon, Trustee for Guaranty Trust Company (now being serviced by Chemical Mortgage Co.), dated February 17, 1988, with an approximate unpaid principal balance of $57,511.51, 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 3215 Oakview Court, 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 my hand this 28th day of February, 19 90

Dawn Lynn Gray
Dawn Lynn Gray

Joe D. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn Lynn Hudson, now Dawn Lynn Gray and husband, Joe D. Gray

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 28th day of February 19 90.

Commission expires 1/23/93

Judy Kelley
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

WARRANTY DEED

FROM

Dawn Lynn Gray

TO

Margaret F. Sanders

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

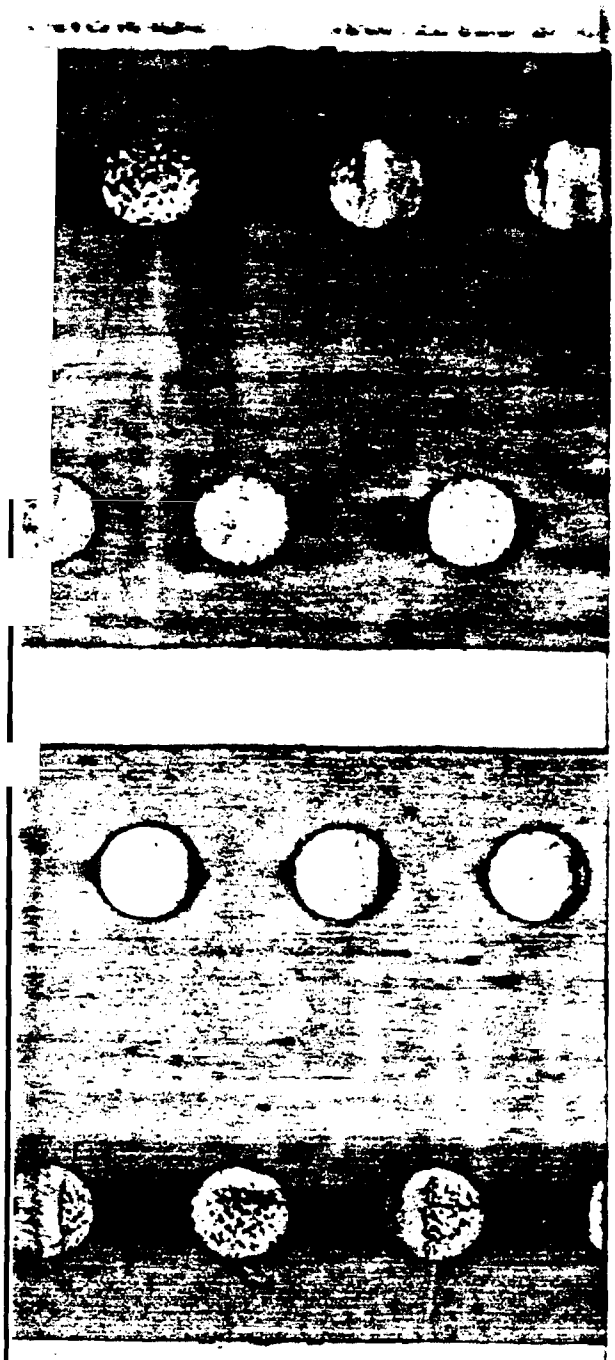
2478 03/15 0101 CHECK 198.40

IDENTIF. †REFERENCE

10832

MAR 15 8 06 AM '90

DAVIDSON COUNTY TN.



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	58011.51
CON TX	191.40
PRFEE	1.00
MDEED	6.00
TOTAL	198.40
CHECK	198.40

03/15/90 01 08:04 0001 2478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11083.2

IDENTIFICATION REFERENCE

MAR 15 8 06 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 300943