BOOK 8165 PAGE 824

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES: FEB 4 1994
(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
Chris A. Pryor (NAME)	Statesman Mortgage Company (NAME)	MAP 83-12
2612 Barclay Drive (ADDRESS)	405 Sixth Avenue (ADDRESS)	PARCEL 41
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Des Moines, Iowa 50306 (CITY) (STATE) (ZIP)	15DA-42115

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, Evelyn Epps, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris A. Pryor and wife, Lisa K. Pryor

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. 150 on the Plan of Eastland Acres, Section II, as of record in Plat Book 2331, page 7, Register's Office for said County.

Said Lot No. 150 fronts 106.3 feet on the west side of Barclay Drive and runs back between lines, 226 feet on the north line and 158 feet on the south line to a dead line, which is a broken line, on which it measures 126.8 feet.

Being the same property conveyed to Roy B. Epps and wife, Evelyn Epps by deed from Charles R. Hazelwood and wife, Mary K. Hazelwood of record in Book 2482, page 427, Register's Office for Davidson County, Tennessee. The said Roy B. Epps having since deceased; see Will Book 72, page 486, Probate Court Clerk's Office for said County, and the said Evelyn Epps now being a widow.

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 2335, page 386, Register's Office for said County.

Sewer Easement to Metro of record in Book 4007, page 82, Register's Office for said County.

6218 08/02 0101 03CHECK 211.27

unimproved ( )
This is improved (X) property, known as 2612 Barclay Drive, Nashville, Tennessee 37206
(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 31st day of July, 19 90

Evelyn Epps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8165 PAGE 825

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn Epps, a widow

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 31st day of July, 1990.

Commission expires 7-13-91

Judy Bright
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

46254

TENNESSEE REAL ESTATE TRANSFER

Aug 2 10 17 AM '90

FEE $ WITHHELD

WARRANTY DEED

FROM
Evelyn Epps

TO
Chris A. Pryor and wife, Lisa K. Pryor

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 8165 PAGE 826

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	61900.00
CON TX	204.27
PRFEE	1.00
WDEED	6.00
TOTAL	211.27
CHECK	211.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/90 01 10:19 0001 6218

462354

IDENTIFICATION

AUG 2 10 17 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 342693