FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF September, 19 90

Notary Public

MY COMMISSION EXPIRES 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd., Suite 105, 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
Tim J. Banks (NAME)	Same (NAME)	MAP 91-16
4411 Nevada Avenue (ADDRESS)	(ADDRESS)	PARCEL 107
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	25W-00570

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, Ann L. Hollingsworth and husband, Joseph Anthony Hollingsworth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim J. Banks and wife, Sharon J. Banks

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. 312 of Block 15 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 312 fronts 61 feet on the southerly side of Nevada, formerly Third Avenue and runs back between parallel lines with the easterly margin of 45th Ave. No., formerly Fourth Street, 150 feet to an alley.

Being the same property conveyed to James Douglas Lewis, Jr. and wife, Grace B. Lewis by Deed from Jennie Belle Berlin, C. T. Porterfield Jr., Robbie Jean Haynes and Mary Ann Thompson of record in Book 4970, Page 377, Register's Office for said County. Grace B. Lewis having deceased May, 1979. James Douglas Lewis, Jr. having deceased February, 1990 leaving Ann L. Hollingsworth as his only heir.

Joseph Anthony Hollingsworth, husband of Ann L. Hollingsworth joins in this Deed for the purpose of conveying and waving such marital rights, if any, he may have in and to the said property.

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

2039 09/26 0101 03CHECK 267.70

Unimproved ( )
Improved (X) property, known as 4411 Nevada Avenue, Nashville, TN 37209
(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 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 hands this 21st day of September, 19 90

Ann L. Hollingsworth

Joseph Anthony Hollingsworth 9/21/90

Joseph Anthony Hollingsworth

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 Ann L. Hollingsworth and husband, Joseph Anthony Hollingsworth

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 21st day of September, 1990.

Commission expires 7-13-90

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 _____ oaths/ 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

5 9 5 5 2

SEP 26 8 03 AM '90

Page 2 of 2

WARRANTY DEED

FROM
Ann L. Hollingsworth and husband, Joseph Anthony Hollingsworth

TO
Tim J. Banks and wife, Sharon J. Banks

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 8202 PAGE 986

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 79000.00
CON TX 260.70
PRFEE 1.00
WDEED 6.00
TOTAL 267.70
CHECK 267.70

09/26/90 01 08:04 0001 2039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59952

IDENTIFICATION

SEP 26 8 03 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 358644