BOOK 8228 PAGE 606

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Kimberly Young
Affiant

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

Judy Burrell
Notary Public

MY COMMISSION EXPIRES: 7-23-94
(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
James A. Young (NAME)	Sovran Mortgage Corporation (NAME)	MAP 61-10
3849 Edwards Avenue (ADDRESS)	201 East Cary Street (ADDRESS)	PARCEL 73
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Richmond, Virginia 23219-3736 (CITY) (STATE) (ZIP)	12DZ-11775

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, Eva Crum Baker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Young and wife, Kimberly Y. Young

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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Maplewood Heights, of record in Plat Book 4885, page 27, Register's Office for said County.

Said Lot No. 10 fronts 75.00 feet on the easterly margin of Edwards Avenue and extends back between parallel lines 300.00 feet to a dead line in the rear.

Being the same property conveyed to Eva Crum Baker, unmarried by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 5296, page 828, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book Book 5043, page 514, Book 5093, page 690 and Book 5248, page 408, Register's Office for said County.

6918O

IDENTIF. REFERENCE

NOV 1 8 25 AM '90

DAVIDSON COUNTY TN.

3308 11/01 0101 03CHECK 178.60

unimproved ( )
This is improved (X) property, known as 3849 Edwards Avenue, Nashville, Tennessee 37216
(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 October, 19 90

Eva Crum Baker

Eva Crum Baker

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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 Eva Crum Baker, unmarried

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 October, 19 90

Commission expires 7-13-91

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
Eva Crum Baker, unmarried

TO
James A. Young and wife, Kimberly Y. Young

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 _____

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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 52000.00
CON TX 171.60
PRFEE 1.00
WDEED 6.00
TOTAL 178.60
CHECK 178.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/90 01 08:25 0001 3308

6918U

IDENTIF. TREFERENCE

NOV 1 8 25 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 369385