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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,117.64

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF October, 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 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
Keith A. Elliott (NAME)	Standard Federal Savings Bank (NAME)	MAP 150-9
213 New Towne Court (ADDRESS)	P.O. Box 9481 (ADDRESS)	PARCEL 56
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Gaithersburg, Maryland 20898 (CITY) (STATE) (ZIP)	2DX-04687

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, Philip N. Clark, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith A. Elliott and wife, Stephanie J. Elliott

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. 67, Section One on the Plan of Towne Village of the Country of record in Plat Book 5200, Pages 55 and 56, 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 Philip N. Clark by Quitclaim Deed from Robin S. Clark of record in Book 7742, page 479, 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 Book 5289, page 687, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Philip N. Clark and wife, Robin S. Clark to David R. Wilson, Trustee for Dominion Bancshares Mortgage Corporation, dated February 29, 1988, with an approximate unpaid principal balance of $70,117.64, of record in Book 7484, page 149, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This property is conveyed subject to a deed of trust against same made by the grantors dated February 29, 1988, in the amount of $71,300.00, and recorded in the Davidson court of Tennessee in Book 7484, page 149. The grantees agree to assume and pay the same as part of the consideration of this conveyance. The grantee also hereby assumes the obligation of Philip N. Clark under the terms

CONTINUED

unimproved ( )
This is improved (X) property, known as 213 New Towne 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 26th day of October, 19 90

Philip N. Clark

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 Philip N. Clark, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th 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

LEGAL DESCRIPTION CONTINUATION

of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

7U343

IDENTIF. REFERENCE

May 6 '90

DAVIDSON

4637 11/06 0101 03CHECK 238.33

WARRANTY DEED

FROM
Philip N. Clark, unmarried

TO
Keith A. Elliott and wife, Stephanie J. Elliott

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 _____

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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 70117.64
CON TX 231.33
PRFEE 1.00
WDEED 6.00
TOTAL 238.33
CHECK 238.33

11/06/90 01 08:13 0001 4637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70343

IDENTIF. REFERENCE

NOV 6 8 13 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 370701