BOOK 8263 PAGE 64

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES
(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 219 N. Second Street, Clarksville, TN 37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sonya D. Lovelace | First Investment Company | MAP 42-8 |
| (NAME) | (NAME) | |
| 226 Nesbitt Lane | 4300 East Broad Street | PARCEL 83 |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | Columbus, Ohio 43212 | 11D-33539 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, City Savings, FSB, IN CONSERVATORSHIP, BY THE RESOLUTION TRUST CORPORATION, AS CONSERVATOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sonya D. Lovelace and husband, Steve D. Lovelace and Willie Junior Chance and wife, Barbara Ann Chance

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. 59-A, Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59 and 60, Heritage Place, plan of record in Plat Book 6250, page 632 amending Plat Book 5200, page 628, all of record in the 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 City Savings, FSB. by Quitclaim Deed from City Savings Bank, F.S.B. of record in Book 8263 page 62, 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 6148, page 537 and Plat Book 6250, page 632, Register's Office for said County.

And the Grantor covenants and agrees to and with Grantees that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will warrant and defend the above described property against all persons lawfully claiming or to claim the same by, through, or under Grantor.

unimproved ( )
This is improved ( X ) property, known as 226 Nesbitt Lane, Madison, Tennessee 37115
(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 ON this 21ST day of December 19 90

City Savings, FSB
By:
BRIAN H. MCCLELLAND, MANAGING AGENT

STATE OF ~~TENNESSEE~~ New Jersey
COUNTY OF Somerset

Personally appeared before me, ______________________, a Notary Public in and for said County and State, the within named ______________________

the bargainor __________, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______________________, Tennessee, this __________ day of December 19 90.

Commission expires ______________

______________________
Notary Public

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STATE OF NEW JERSEY
COUNTY OF SOMERSET

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared BRIAN H. MCCLELLAND xxxx ______________________ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the MANAGING AGENT xxxx ______________ respectively of the City Savings, FSB the within named bargainor, and corporation, and that he as such MANAGING AGENT xxxx ______________ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said BRIAN H. MCCLELLAND as such MANAGING AGENT xxxxxxxxxxxxxxxxxxxxxx xxxxxx ______________

Witness my hand and official seal at office at SOMERSET, NEW JERSEY on this the 21st day of December 19 90.

My commission expires ______________

[signature]
Notary Public

MARY LOU IANTOSCA NOTARY PUBLIC NEW JERSEY [seal]

MARY LOU IANTOSCA
Notary Public of New Jersey
My Commission Expires Feb. 13, 1995

81482

IDENTIF. REFERENCE

DEC 26 8 54 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1658 12/26 0101 03CHECK 122.50



Special
**WARRANTY DEED**

**FROM**

City Savings, FSB

**TO**

Sonya D. Lovelace and husband,
Steve D. Lovelace and Willie
Junior Chance and wife, Barbara
Ann Chance

**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 8263 PAGE 66

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 35000.00
CON TX 115.50
PRFEE 1.00
MDEED 6.00
TOTAL 122.50
CHECK 122.50

12/26/90 01 08:52 0001 1658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 11 4 8 2

IDENTIF. REFERENCE

DEC 26 8 54 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 384047