BOOK 8404 PAGE 748

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,335.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 91

Notary Public

MY COMMISSION EXPIRES: 5/24/94
(AFFIX SEAL)

FILE BOX

**THIS INSTRUMENT WAS PREPARED BY**
JACK CASE WILSON, ATTORNEY AT LAW
25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David J. Hemminghaus | BancBoston Mortgage Corporation | MAP 146-8 |
| (NAME) | (NAME) | |
| 379 Blackman Road | P.O. Box 44090 | PARCEL 80 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Jacksonville, FL 32231 | |
| (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, Leonard Springer and wife, Jennifer Springer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Hemminghaus

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. 407 on the Plan of Section Six, Crieve Hall Estates, of record in Plat book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Leonard Springer and wife, Jennifer Springer by Deed from Mary Frances Short and Mary R. Wray of record in Book 6455, Page 632, Register's Office for said County.

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 2332, page 92, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Leonard Springer and wife, Jennifer Springer to Van H. Singleton, Trustee for Singleton Mortgage Corporation, dated May 15, 1986, with an approximate unpaid principal balance of $56,585.46, of record in Book 6864, Page 850, Register's Office for said County, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 379 Blackman Road, Nashville, TN 37221
(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 our hand s this 13th day of June 19 91

Leonard Springer

Jennifer Springer by Leonard Springer Atty in Fact

Jennifer Springer

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 _____ he/she/they executed the within instrument for the purposes therein contained, and _____ respectively is the _____ of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed 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

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public, in and for said County and State, the within named Leonard Springer, who having been appointed as attorney-in-fact for Jennifer Springer, did sign and execute the within instrument as attorney-in-fact for Jennifer Springer by signing her name to the document for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 13th day of June, 1991.

My Commission Expires: 5/24/94

Notary Public

33470

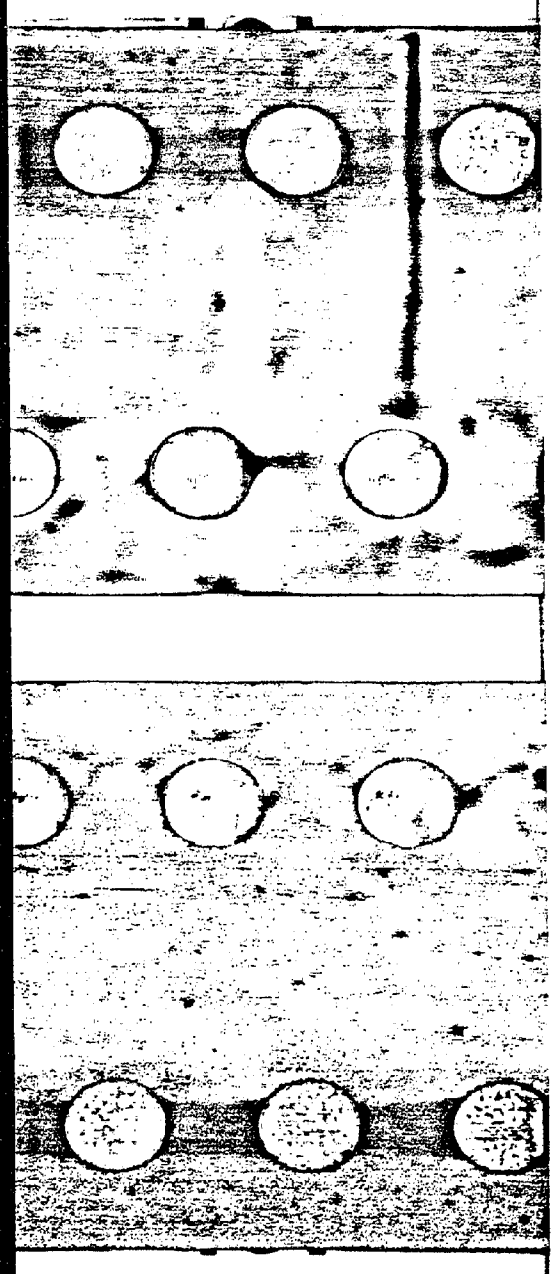
JUL 25 8 21 AM '91

4746 07/25 0101 03CHECK

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

☐ 25 Century Blvd. - Suite 405 ☐ 111 W. College Street ☐ 719 N. Second Street

**JACK CASE WILSON**
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 67335.46
CON TX 249.01
PRFEE 1.00
WDEED 6.00
TOTAL 256.01
CHECK 256.01

07/25/91 01 08:23 0001 4746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3347.0

IDENTIFI REFERENCE

JUL 25 8 21 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

**No.** 443717