THIS INSTRUMENT PREPARED BY:
Douglas A. Bracs
Bailey, Herbert & Crawford
Noel Place
[illegible] Avenue North
Nashville, TN 37219-2375

To: Box 36

# WARRANTY DEED BOOK 9150 PAGE 811

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 135-16-A-59 CO | Mr/Mrs Matthew J. Sykes, Jr. | First American National Bank<br>P. O. Box 305048<br>Nashville, Tn 37230-5048 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 091593-9 |
| | 2505 Somerset Drive | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
93 NOV 12 PM 3:53

[illegible] REFERENCE
05351

STEPHEN A. McCLANAHAN, SR., unmarried. SAM

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MATTHEW J. SYKES, JR., and wife, RUTH R. SYKES

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 76 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, as of record in Book 5200, pages 186, 187, 188 and 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen A. McClanahan, Sr., unmarried, by deed from Union Planters National Bank of record in Book 8714, page 137, Register's Office for Davidson County, Tennessee.

This conveyance to Declaration of Covenants, conditions and restrictions of record in Book 4827, page 14, Book 5465, page 561, as amended in Book 5588, page 429, Register's Office for Davidson County, Tennessee, all matters shown on the recorded plan referred to above and all zoning regulations, setback lines, and easements and rights of way for public utilities applicable to this property.

7745 11/12 0101 03CHECK 484.45

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of November, 19 93

Stephen A. McClanahan, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9150 PAGE 812

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Stephen A. McClanahan, Sr.

the bargainor(s), 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, the 9th day of November, 19 93.

My commission expires:

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
March 26, 1994
STATE OF TENNESSEE

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (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 _____,

this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Nov. 19 93 MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
March 26, 1994
STATE OF TENNESSEE

**WARRANTY DEED**

FROM
STEPHEN A. McCLANAHAN

TO
MATTHEW J. SYKES, JR., AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

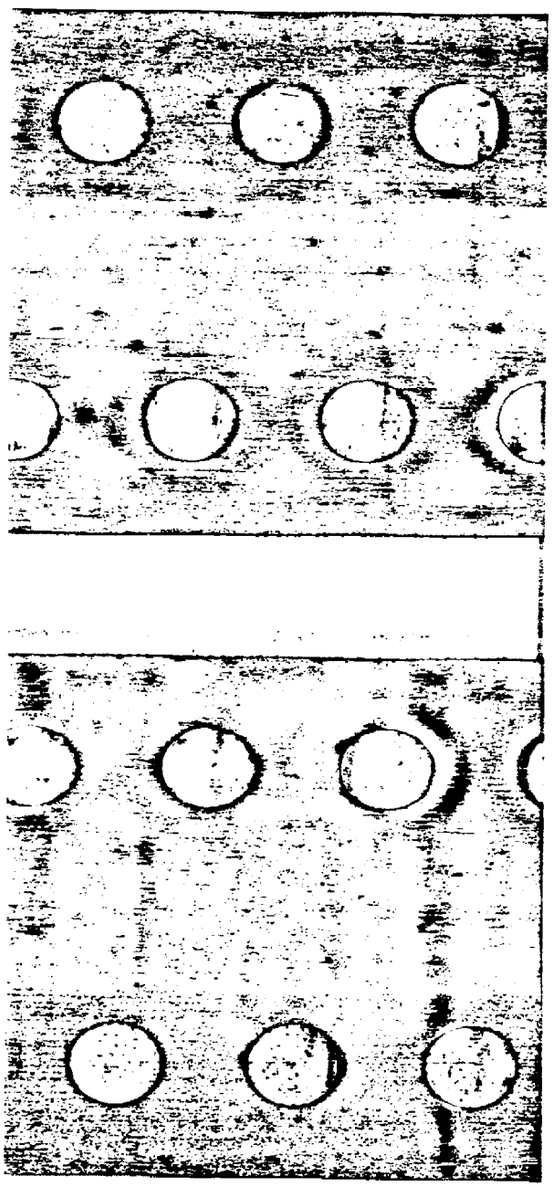
_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, 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 said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires:

Notary Public



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9150 PAGE 813

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 128500.00 |
| CON TX | 475.45 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 484.45 |
| CHECK | 484.45 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 3501 7945

85354
IDENTIFICATION REFERENCE

93 NOV 12 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.721734