BOOK 9181 PAGE 123

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION ~~OR VALUE WHICHEVER~~ ~~IS GREATER~~ FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 19 93.

Notary Public

MY COMMISSION EXPIRES: 8/5/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 | 111 West College Street, Murfreesboro, TN 37130 | 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda F. Mascarenas	BancOklahoma Mortgage Corp.	Map 149-11
(NAME)	(NAME)	
1484 Rice Hill Circle	P.O. Box 35688	Parcel 54
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tulsa, OK 74153	2D-77070
(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, Mike L. Mascarenas and wife, Wanda F. Mascarenas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda F. Mascarenas and husband, Mike L. Mascarenas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN LOT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:~~ all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Lot No. 54, Phase 3, on the Plan of Rice Hill of record in Plat Book 6900, Page 292, 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 Mike L. Mascarenas and wife, Wanda F. Mascarenas by deed dated September 16, 1993 from Victory Builders, Inc. of record in Deed Book 7655, Page 829, Register's Office for said County.

See attached exhibit A:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IDENTIF. & REFERENCE 94873

93 DEC -9 AM 8:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1484 Rice Hill Circle, Antioch, TN 37103
(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 covenant with the said GRANTEES that we are lawfully seized and possessed of said land, have a good right to convey it and the same is unencumbered, unless otherwise noted herein, and we covenant and bind ourselves, our heirs and representatives to warrant and forever defend 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 hands this 19th day of November, 19 93

Mike L. Mascarenas

Wanda F. Mascarenas

BOOK 9181 PAGE 124

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 Mike L. Mascarenas and Wanda F. Mascarenas

the bargainor S, 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 Nashville Tennessee, this 19th day of November, 19 93.

Commission expires 5/28/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within said 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

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

Exhibit 1:

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 6812, page 48, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6812, page 55, Register's Office for said County.

Survey and Plat sets out a 20 foot Minimum Building Setback Line from Rice Hill Circle, which has not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Survey and Plat sets out a 10 foot Minimum Building Setback Line from Rice Hill Circle, which has not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Survey and Plat sets out a 20 foot Minimum Building Setback Line from southerly margin, which has not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Survey and Plat sets out a 7.5 foot Minimum Building Setback Line from easterly margin, which has not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Survey and Plat sets out a 25 foot by 2.5 foot Anchor Easement at SW lot corner.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1956 12/09 0101 03CHECK 12.00