BOOK 9208 PAGE 257

STATE OF TENNESSEE
COUNTY OF WILLIAMSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Calvin K. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: 2-2-94
(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 |
|---|---|---|
| Calvin K. James (NAME) | Leader Federal Bank for Savings (NAME) | MAP 160-3 |
| 563 Brentview Hills Drive (ADDRESS) | 158 Madison Avenue (ADDRESS) | PARCEL 119 |
| Nashville, Tennessee 37220 (CITY) (STATE) (ZIP) | Memphis, TN 38103 (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, Dale F. Caplena and wife, Geraldine B. Caplena

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin K. James and wife, Betty Sue James

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:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Revision Lot 91, Section 3, Brentview Hills of record in Plat Book 4595, Page 34, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dale F. Caplena and wife, Geraldine B. Caplena by Deed from Mickey L. Thomas and wife, Vera C. Thomas, of record in Book 8382, Page 535, 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 4257, Page 771, Register's Office for said County.

03438

IDENTIF. & REFERENCE

94 JAN -4 AM 8:19

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 563 Brentview Hills Drive, Nashville, Tennessee 37220
(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 31st day of December 19 93

Dale F. Caplena
Dale F. Caplena

Geraldine B. Caplena
Geraldine B. Caplena

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

BOOK 9208 PAGE 258

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale F. Caplena and wife, Geraldine B. Caplena

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December 19 93.

Commission expires 2-2-94

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

5189 01/04 0101 03CHCK 538.10

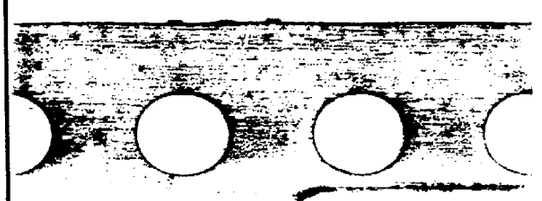
**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

**EDWARD SEDDON**
ATTORNEY - AT - LAW

☐ 245 Dover Road
Clarksville, Tennessee 37040



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9208 PAGE 259

| | | |
|---|---|---|
| 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 |
| | | | | 143000.00 |
| | | | | CON TX 529.10 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 538.10 |
| | | | | CHECK 538.10 |
| 01/04/94 | | 01 | | 08:18 0001 5189 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03438
IDENTIFICATION REFERENCE

94 JAN -4 AM 8:19
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

**No.741218**