BOOK 9210 PAGE 18

STATE OF TENNESSEE FILE BOX 3
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: 7-3-94
(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 |
|---|---|---|
| Mary D. Molteni (NAME) | Century Mortgage Corp. (NAME) | MAP 95-10 |
| 504 Wanda Drive (ADDRESS) | Two International Plaza Ste. 507 (ADDRESS) | PARCEL 52 |
| Nashville, Tennessee 37210 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37217 (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, Doris W. Tant, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary D. Molteni, a single person

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:

~~Exhibit~~ A:

Being Lot No. 154, on the plan of Elm Hill Acres, Section No. II, of record in Plat Book 2331, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Doris W. Tant by Deed from Dorothy Griffin and Mary LeGrand and Jesse Bradford Brown, Jr. and Scarlett Collins, of record in Deed Book 9073, Page 765, 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 Deed Book 2442, page 464, Register's Office for said County.

Survey and Plat sets out a 70 foot Minimum Building Setback Line from Wanda Drive, 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 Public Utility and Drainage Easement along rear lot line.

Survey and Plat sets out a 25 foot by 2.5 foot Anchor Easement at SE lot corner.
Charles E. Tant, Jr. joins in this conveyance to convey any and all interest he may have in said property including but not limited to his marital interest.

unimproved ( )
This is improved (X) property, known as 504 Wanda Drive, Nashville, Tennessee 37210
(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 this 30th day of December 19 93

Doris W. Tant
Doris W. Tant

Charles E. Tant Jr.
Charles E. Tant, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9210 PAGE 19

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris W. Tant

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1993.

Commission expires 2/23/94

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

IDENTIF. ↑ REFERENCE

03985

94 JAN -5 AM 8:30

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5819 01/05 0101 CHECK 268.00

**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

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

RECEIVED OF _____

FOR _____

BOOK 9210 PAGE 20

| | | |
|---|---|---|
| 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 70000.00 |
| | | | | CON TX 259.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 268.00 |
| | | | | CHECK 268.00 |
| 01/05/94 | 01 | 08:30 | 0001 | 5819 |

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

03985
IDENTIF. # REFERENCE

94 JAN -5 AM 8:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.741843**