BOOK 9305 PAGE 986

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Garry E. Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: 7/23/95
(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 |
|---|---|---|
| Garry E. Harper (NAME) | COUNTRYWIDE FUNDING CORPORATION (NAME) | MAP 96-13 |
| 2878 Lyncrest Drive (ADDRESS) | 155 N. Lake Avenue, P.O.Box 7137 (ADDRESS) | PARCEL 113 |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP) | Pasadena, CA 91109-7137 (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, Ruby E. Garner, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garry E. Harper and wife, Carolyn L. Harper

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. 7 on the Plan of Twinlawn Subdivision, Section 2, as of record in Book 2854, page 44.

Said Lot No. 7 fronts 80 feet on the northely side of Lynncrest Drive and extends back 176.2 feet on the easterly line and 176.3 feet on the westerly line to a dead line in the rear measuring 81 feet.

Being the same property conveyed to Ruby E. Garner and husband Jimmy T. Garner by Deed from Dewitt Kennemur, Jr. and wife Linda L. Kennemur, of record in Deed Book 3846, Page 802, Register's Office for Davidson County, Tennessee. The said Jimmy T. Garner having since died leaving Ruby E. Garner the sole owner of said property.

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 2903, page 131, Register's Office for said County.

36869

IDENTIF. ↑ REFERENCE

94 APR -8 AM 8:24

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1668 04/08 0101 03CHECK 245.80

unimproved ( )
This is improved (X) property, known as 2878 Lyncrest Drive, Nashville, Tennessee 37214
(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 18th day of March 19 94

Ruby E. Garner by Robert E. Dover Atty. in Fact
Ruby E. Garner

BOOK 9305 PAGE 987

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 Ruby E. Garner, a widow

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 18th day of March 19 94.

Commission expires _____

_____
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

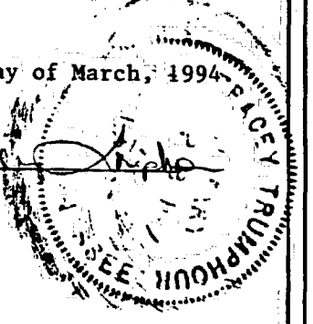
State of Tennessee
County of Davidson

On this the 18th day of March, 1994, before me personally appeared, Robert E. Owen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foreoign instrument on behalf of Ruby E. Garner, by virtue of that power of attorney duly executed by the said Ruby E. Garner, and appearing of record in Book 9305, page 983, respectively of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, TN. this 18th day of March, 1994

My Commission Expires; 7/23/94

Notary public _____



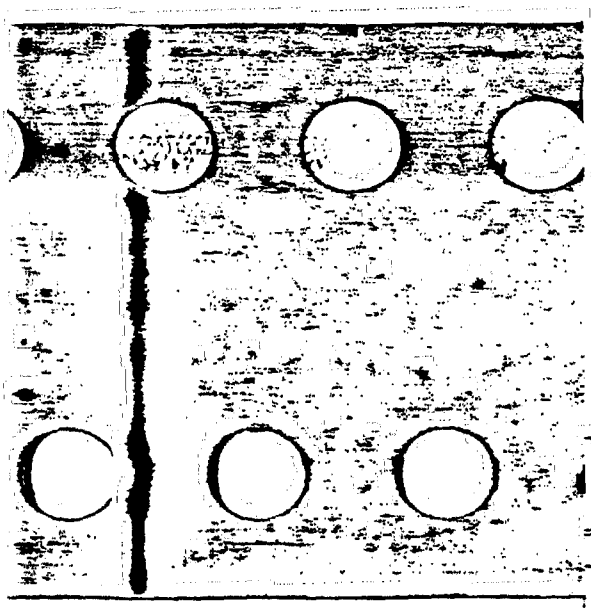
**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

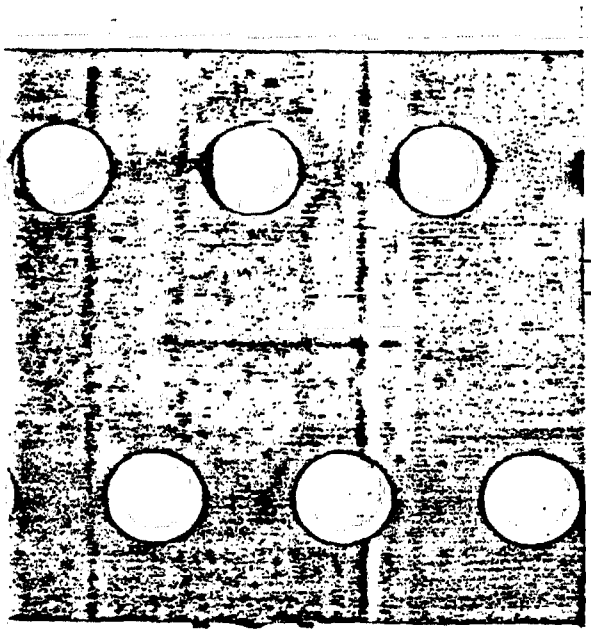
**EDWARD SEDDON**
**ATTORNEY - AT - LAW**

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040





**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 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 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80

04/08/94 01 08:25 0001 1668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36869
IDENTIF. ↑ REFERENCE

94 APR -8 AM 8:24
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 776905