BOOK 9370 PAGE 400

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

David P. Garza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: 11-3-94
(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
David P. Garza (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 63-16-B
1636 Aaronwood Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 21
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (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, Jeffery N. O'Neal and wife, Sabrina J. O'Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David P. Garza and Donald A. Noblet, married

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. 21 on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, surveyor's certificate of correction in Book 8110, Page 401 and amended in Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffery N. O'Neal and wife, Sabrina J. O'Neal by Deed from Fox Ridge Homes, Inc., of record in Deed Book 8647, Page 84, 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 7351, page 852; Deed Book 7451, Page 739; Deed Book 8336, Page 393, Register's Office for said County.

58233

IDENTIFICATION REFERENCE

94 JUN -7 AM 8:21

ELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1636 Aaronwood Drive, Old Hickory, Tennessee 37138
(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 26th day of May 19 94

Jeffery N. O'Neal

Sabrina J. O'Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery N. O'Neal and wife, Sabrina J. O'Neal

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 26th day of May, 2004

Commission expires 7-23-06

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

3062 06/07 0101 01 ECK

408.60

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
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	108000.00
			CON TX	399.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	408.60
			CHECK	408.60
06/07/94	01		08:22 0001	3062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58233
IDENTIF. & REFERENCE

94 JUN -7 AM 8:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 799831