53

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,900.00

Sandra S. Swarr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 11-30-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra S. Swarr (NAME)	(NAME)	MAP 141-6A
7505 Dove Valley Drive (ADDRESS)	SAME (ADDRESS)	PARCEL 4
Nashville, TN 37221 (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, Sunflower Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra S. Swarr

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. 13 on the Plan of Poplar Ridge Section 1, Revised, as of record in Book 7900, page 206, corrected by Book 8292, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description thereof.

Being part of the same property conveyed to Sunflower Properties, A Tennessee General Partnership by quitclaim deed from The Maury Company by instrument of record in Book 9081, page 76, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1994 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 7900, page 206, corrected by Book 8292, page 973 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Charter of Poplar Ridge Homeowner's Association of record in Book 8232, page 501, Register's Office of Davidson County, Tennessee.

Rights of others in and to the common areas.

unimproved ( )
This is improved (X) property, known as 7505 Dove Valley Drive, Nashville, TN 37221
(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 8th day of July 19 94

Sunflower Properties
By: Karl E. Hawk

BOOK 9405 PAGE 367

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, 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 _____ _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Karl E Hardy and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner and _____ respectively of the Sunflower Properties the within named bargainor, and corporation, and that he as such General Partner 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 Karl E Hardy as such General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 8th day of July 19 94.

My commission expires 11-30-97

_____
Notary Public

DONALD R. GARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

70287

IDENTIF. ↑ REFERENCE

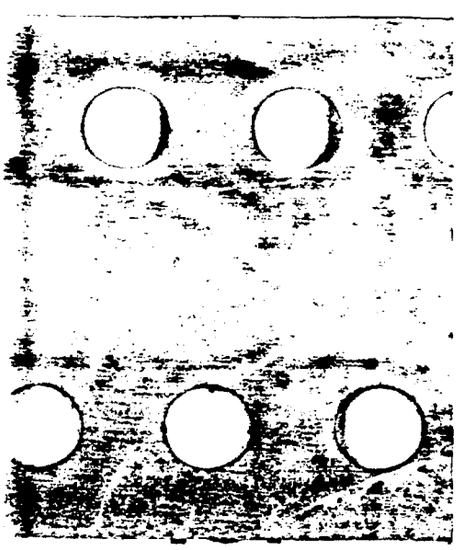
94 JUL 12 PM 1:30

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

6115 07/12 0101 03CHECK

334.23





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9405 PAGE 368

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 87900.00
				CON TX 325.23
				PRFEE 1.00
				WDEED 8.00
				TOTAL 334.23
				CHECK 334.23
			07/12/94 01	13:30 0001 6115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70287
IDENTIF. & REFERENCE

94 JUL 12 PM 1:30
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 812728