BOOK 9424 PAGE 556

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,777.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 5.23.98
(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
Sondra S. Smith (NAME)	Margaretten and Company, Inc. (NAME)	172-8a
1452 Hunters Branch Road (ADDRESS)	P.O. Box 26388 (ADDRESS)	55
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Richmond, Virginia 23260 (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, Dorothy H. Vance, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sondra S. Smith, a married 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Resubdivision of Lots 53, 54, 55 and a Common Area, Hunters Branch, Section 2-A, of record in Book 6900, page 165, and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 50.02 feet on the southerly margin of Hunters Branch Road and extends back 119.79 feet on the easterly line and 126.39 feet on the westerly line to a broken line in the rear measuring 91.14 feet thereon.

Being the same property conveyed to Dorothy H. Vance by Deed from Sean W. Doyle and wife, Joyce H. Doyle, and Wendell G. Holladay and wife, Virginia M. Holladay, of record in Deed Book 9055, Page 436, 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 6601, page 7, Register's Office for said County.

94 AUG -2 AM 8:49
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

77079
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1452 Hunters Branch Road, Antioch, Tennessee 37013
(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 28th day of July 19 94

Dorothy H. Vance

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 Dorothy H. Vance, unmarried

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 28th day of July 19 94.

Commission expires 5.23.98

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

3391 08/02 0101 03CHECK 333-86

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 _____

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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 87777.57
CON TX 324.86
PRFEE 1.00
WDEED 8.00
TOTAL 333.86
CHECK 333.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3391

77079

IDENTIF. & REFERENCE

94 AUG -2 AM 8:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 819920