book 9510 PG 532

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Patricia Gayle Bearden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 5.25.98
(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
Robert William Bearden (NAME)	Lincoln Service Corporation (NAME)	MAP 62-2-A
2753 River Bend Drive (ADDRESS)	1100 Walnut Street (ADDRESS)	PARCEL 195
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Owensboro, KY 42302-0989 (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, Sean McBride and wife, Shannon McBride

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert William Bearden and wife, Patricia Gayle Bearden

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. 203 on the Plan of River Trace Estates, Phase I, Section 3 of record in Plat Book 6900, Page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sean McBride and wife, Shannon McBride by deed from Fox Ridge Homes, Inc. of record in Book 8776, Page 109, 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 Book 6851, Page 363, Book 6851, Page 370, Book 6851, Page 390 and Book 6982, Page 747, Register's Office for said County.

Subject to a Transmission Line Easement of record in Book 1163, Page 341, Register's Office for said County.

Subject to a Flowage Easement of record in Book 2022, Page 83, Register's Office for said County.

Subject to an Easement of record in Book 3959, Page 595, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Sean McBride and wife, Shannon McBride to Vaden M. Lackey, Jr., a resident of Nashville,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2753 River Bend Drive, Nashville, TN 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 our hand s this 24th day of October 19 94

Sean McBride

Sean McBride

Shannon McBride

Shannon McBride

BOOK 9510 PG 533

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean McBride and wife, Shannon McBride

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 Gwinnett County, ~~Tennessee~~ Georgia this 24th day of October 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

LEGAL DESCRIPTION CONTINUATION

Davidson County, TN, Trustee(s) for Union Planters National Bank, dated October 30, 1992, with an approximate unpaid balance of $72,214.68, of record in Trust Book 8776, page 112, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

IDENTIF. & REFERENCE 05648

94 NOV -3 AM 9:49

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

4264 11/03 0101 CHECK 315.73

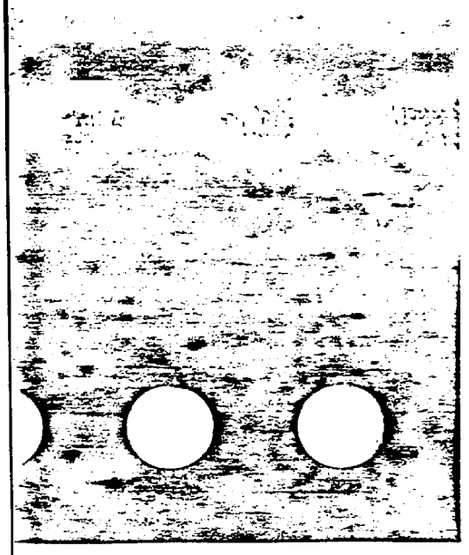
RETURN TO:
CUMBERLAND TITLE COMPANY

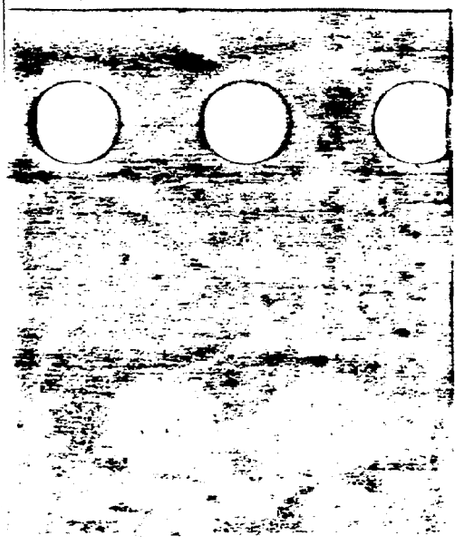
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 116 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 _____

BOOK 9510 PG 534

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	82900.00
CON TX	306.73
PRFEE	1.00
WDEED	8.00
TOTAL	315.73
CHECK	315.73

11/03/94 01 09:49 0001 4264

05648
IDENTIF. ← REFERENCE

94 NOV -3 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850553