STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,900.00

Karen E. Bain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 94.

Notary Public

MY COMMISSION EXPIRES: 5-[illegible]-96
(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
Karen E. Bain (NAME)	Union Planters Bank (NAME)	44-5-150
107 Newell Drive (ADDRESS)	401 Union Street (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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, Earl W. Lee, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen E. Bain, a single 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:

BEING the south part of Lot No. 46 on the Plan of Rayon City, of record in Book 843, page 13, Register's Office for said County, to which plan reference is herin made for a more complete description.

BEGINNING at a point in the southerly margin of Newell Avenue (formerly DuPont Avenue), said point being 313.1 feet from the southerly corner of Newell Avenue and Davis Avenue; thence, south 64 deg. 20' west 148.2 feet to a point at the rear line of subject parcel; thence, south 30 deg. 33' east 23.3 feet to a point at the south margin of Newell Avenue; thence, with said margin of said avenue north 28 deg. 56' west 60 feet to the point of beginning, according to a survey of John Kohl, Registered Land Surveyor, dated July 20, 1978.

Being the same property conveyed to Earl W. Lee, a single person by Deed from Willie Owen Cheatham and wife, Becky Cheatham, of record in Deed Book 5806, Page 87, 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 9377, page 236, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 107 Newell 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 my hand this 15th day of November 19 94

Earl W. Lee
Earl W. Lee

BOOK 9525 PG 338

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 Earl W. Lee, a single person

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, _____, Tennessee, this 15th day of November, 1994.

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

IDENTIFICATION REFERENCE

10570

94 NOV 21 AM 11:02
FELIA B. ADAMS, REGISTER
DAVIDSON COUNTY, TN.

3759 11/21 2021 030 MX 178.50

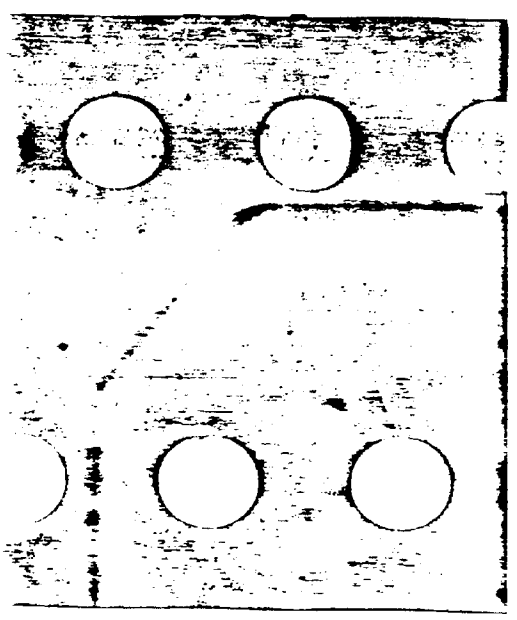
RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 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 _____

BOOK 9525 PG 339

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



DAMT	45900.00
CON TX	169.83
PRFEE	1.00
WDEED	8.00
[illegible]	178.83
CHECK	178.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/21/94 01 11:02 0001 5759

10570
IDENTIF. ↑ REFERENCE

94 NOV 21 AM 11:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 855816