BOOK 9540 PG 325

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 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
Thomas A. Cruse (NAME)	BarclaysAmerican Mortgage Corporation (NAME)	MAP 104-13
3601 Bellwood Avenue (ADDRESS)	5032 Parkway Plaza Blvd. (ADDRESS)	PARCEL 229
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	7DA-02585

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, Alison C. McDonald, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Cruse and wife, Katherine W. Cruse

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 the easterly 10 feet of Lot No. 8, all of Lot No. 9 and the westerly 37 feet of Lot No. 10 of Block "C" on the Map of Bellwood, of record in Book 547, Pages 149 and 150, Register's Office for said County.

Said part of Lot No. 8, all of Lot No. 9 and part of Lot No. 10 front together 107 feet on the southerly side of Bellwood Drive and run back 120 feet, more or less, on the easterly line and 140.21 feet on the westerly line to a dead line, measuring 102 feet more or less thereon.

Being the same property conveyed to Hunter McDonald, III and wife, Alison C. McDonald by deed from Patricia Ann Ross Cathey et vir, James P. Cathey of record in Book 6042, Page 513, and by Quitclaim Deed from Hunter McDonald, III to Alison C. McDonald, unmarried of record in Book 9540, Page 323, 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 775, Page 32, Book 775, Page 52, Book 775, Page 55 and Book 775, Page 74, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3601 Bellwood Avenue, Nashville, TN 37205
(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 5th day of December 19 94

Alison C. McDonald

Alison C. McDonald

9540

BOOK 9540 PG 326

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 Alison C. McDonald, 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 5th day of December 19 94.

Commission expires 5-25-96

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

0882 12/07 0101 03CHECK 989.50

15296

IDENTIFICATION REFERENCE

94 DEC -7 AM 10:06

DAVIDSON COUNTY, TN.

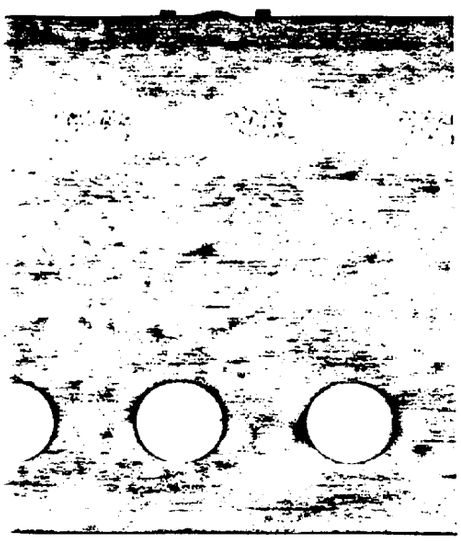
RETURN TO:
CUMBERLAND TITLE COMPANY

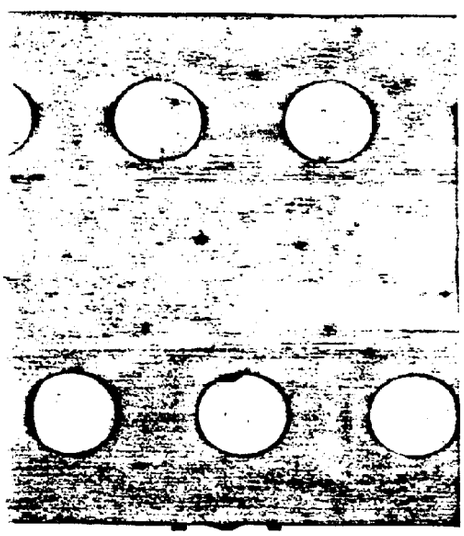
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 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 9540 PG 327

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	
	265000.00
CON TX	980.50
PRFEE	1.00
WDEED	8.00
TOTAL	989.50
CHECK	989.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0582

15296
IDENTIFICATION REFERENCE

94 DEC -7 AM 10:05

REGISTER
DAVIDSON COUNTY, TN.

No. 860877