BOOK 9546 PG 157

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,183.44

Karen A. Lindsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(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 A. Lindsey (NAME)	National City Mortgage (NAME)	MAP 62-2-A
2761 River Bend Drive (ADDRESS)	3232 Newmark Drive (ADDRESS)	PARCEL 197
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Miamisburg, Ohio 45432 (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, Kathleen Donohue, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen A. Lindsey, unmarried

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. 205 of the Subdivision of River Trace Estaes, Phase 2, 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 Kathleen Donohue, unmarried by Deed from Fox Ridge Homes, Inc., of record in Deed Book 8849, Page 78, 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 6851, page 363, Book 6851, page 370, Book 6851, page 390, Book 6982, page 747, Register's Office for said County.

This conveyance subject to Easements of record in Book 1163, Page 341, Book 2022, page 83, Book 3959, page 595, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Kathleen Donahue, unmarried to Union Planters dated January 22, 1993, with an approximate unpaid balance of $ 77,183.44, of record in Trust Book 8849, page 81, 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.

unimproved ( )
This is improved (X) property, known as 2761 River Bend Drive, Nashville, Tennessee 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 my hand this 13th day of December 19 94

Kathleen Donohue by Tracey Trumpower, Atty in fact
Kathleen Donohue

BOOK 9546 PG 158

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of December, 1994, before me personally appeared Tracey Trumphour, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kathleen Donohue, and who acknowledged that she executed the same as the free act and deed of the said Kathleen Donahue by virtue of that Power of Attorney, duly executed by the said Kathleen Donahue and appearing of record in Book 9546, page 156, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 13th day of December, 1994.

My Commission Expires: 5 25 96

Notary Public

94 DEC 15 AM 9:44
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

17386

IDENTIFICATION REFERENCE

3262 12/15 0101 CHECK 339.04

RETURN TO:
CUMBERLAND TITLE COMPANY

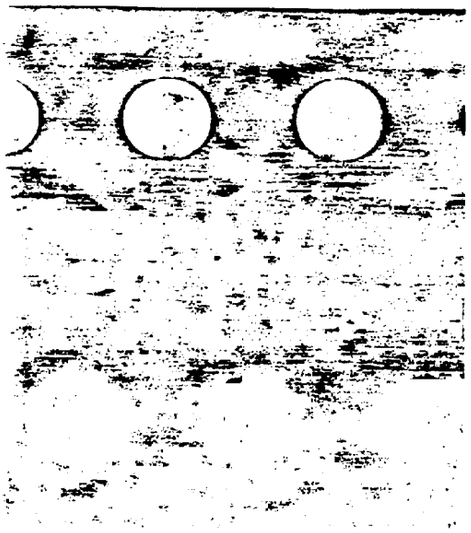
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 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 9546 PG 159

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	89183.44
CON TX	330.04
PRFEE	1.00
WDEED	8.00
TOTAL	339.04
CHECK	339.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/15/94 01 09:46 0001 3262

17386
IDENTIF. ✦ REFERENCE

94 DEC 15 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 863218