Box 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 37,500.00
Ralph W Bain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF October 19 94
Jennifer Ryan
Notary Public

MY COMMISSION EXPIRES: 5-23-95
(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 |
|---|---|---|
| Ralph W. Bain (NAME) | First American National Bank (NAME) | 51-15A |
| 420 Walton Lane (ADDRESS) | 249 E. Main St. (ADDRESS) | Parcel 72 |
| Madison, Tennessee 37115 (CITY) (STATE) (ZIP) | Hendersonville, TN 37075 (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, Robert G. Underwood, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph W. Bain and wife, Doris S. Bain

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 Unit No. N72 as shown on the Plat of Quail Creek of record in Book 6238, Pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6238, Page 44, et seq., said Register's Office.

Being the same property conveyed to Robert G. Underwood by Deed from Quail Creek, Inc., of record in Deed Book 6579, Page 954, 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 6238, page 44, Register's Office for said County.

~~Judy Underwood is not required to join in this conveyance as the property is not homestead property as recorded in Book 6958, Page 607, Register's Office for Davidson County, Tennessee~~

Judy Underwood wife of Robert G. Underwood has never used this property for the purpose of her residence.

unimproved ( )
This is improved ( X ) property, known as 420 Walton Lane, Madison, Tennessee 37115
(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 27th day of October, 19 94

Robert G. Underwood
Robert G. Underwood

BOOK 9566 PG 21

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 Robert G. Underwood

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 27th day of October 19 94

Commission expires 5-22-98

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

95 JAN -6 AM 9:40
PELLA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

23464

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

**EDWARD SEDDON**
ATTORNEY - AT - LAW

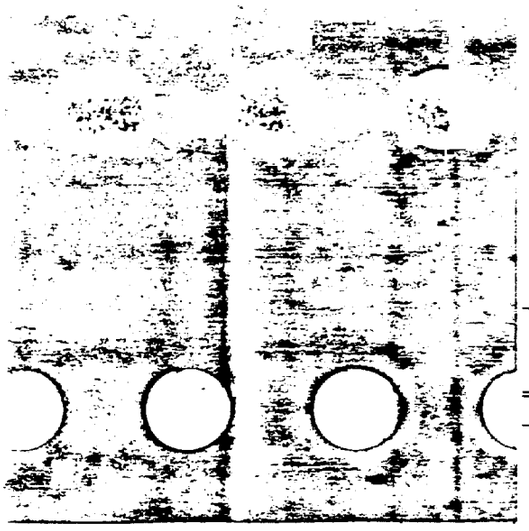
☐ 245 Dover Road
Clarksville, Tennessee 37040

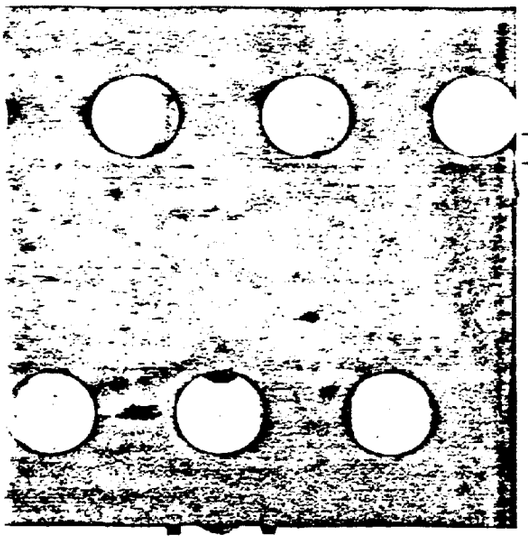
28957 01/06 01:01 03CHECK 147.75

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**





**RECEIVED OF** _____

**FOR** _____

BOOK 9566 PG 22

| | | |
|---|---|---|
| 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 37500.00
CON TX 138.75
PRFEE 1.00
WDEED 8.00
TOTAL 147.75
CHECK 147.75

01/06/95 01 09:39 0001 9897

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

23464
IDENTIF. ↑ REFERENCE

95 JAN -6 AM 9:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 869764