BOOK 9580 PG 858

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Vicky S. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 95

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 |
|---|---|---|
| Vicky S. Gardner (NAME) | Bank of Nashville (NAME) | MAP 135-16a |
| 2604 Ravine Drive (ADDRESS) | 114 2nd Avenu North, Suite 203 (ADDRESS) | |
| Nashville, Tennessee 37217 (CITY) (STATE) (ZIP) | Nashville, TN 37201 (CITY) (STATE) (ZIP) | PARCEL 56 |

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, Kenneth R. Miller and wife, Melanie Lund Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicky S. Gardner, 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:

Land in Davidson County, Tennessee, being Lot No.79 on the Plan of Subdivision for Tracts 8, 9 and 10, Nashboro Village of record in Plat Book 5200, page 186 thru 189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth R. Miller and wife, Melanie Lund Miller by Deed from Robert H. Smith and wife, Mary Ann Smith, of record in Deed Book 9110, Page 313, 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 4827, page 14, Book 5465, page 561 and Book 5588, page 429, Register's Office for said County.

28929
IDENTIF. & REFERENCE

95 JAN 30 AM 8:21
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

unimproved ( )
This is improved (X) property, known as 2604 Ravine Drive, Nashville, Tennessee 37217
(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 27th day of January 19 95

Kenneth R. Miller

Kenneth R. Miller

Melanie Lund Miller

Melanie Lund Miller

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 Kenneth R. Miller and wife, Melanie Lund Miller

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 Nashville, Tennessee, this 27th day of January, 19 98.

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

3075 01/30 0101 03CTRK

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

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

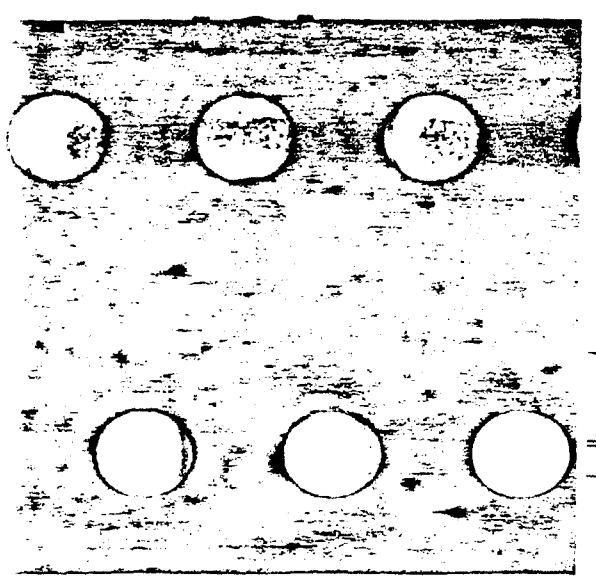
[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

**EDWARD SEDDON**
ATTORNEY - AT - LAW



656.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

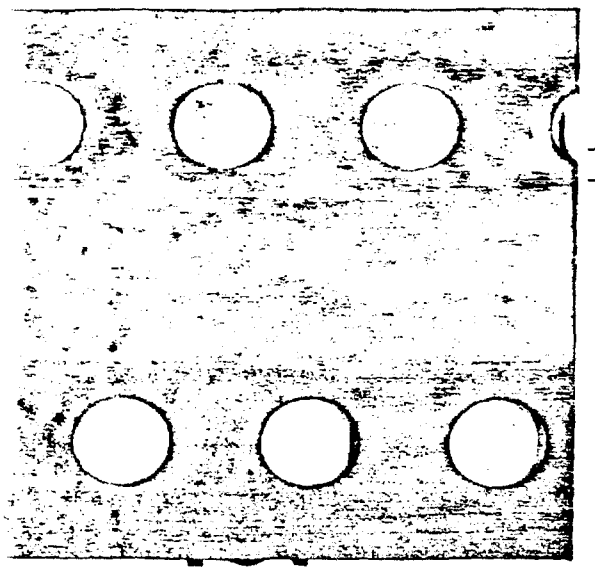
**RECEIVED OF** _____

**FOR** _____

BOOK 9580 PG 860

| | | |
|---|---|---|
| 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
175000.00
CON TX 647.50
[illegible] 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50
01/30/95 01 08:20 0001 6075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28929
IDENTIF. ↑ REFERENCE

95 JAN 30 AM 8:21
REGISTER
DAVIDSON COUNTY, TN.

**No.** 875848