BOOK 9618 PG 470

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,542.00

Leigh Anne Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: Oct 17 1998
(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
Leigh Anne Welch (NAME)	First Trust Mortgage Company (NAME)	MAP 44
118 Buffalo Street (ADDRESS)	P.O. Box 17257 (ADDRESS)	GROUP 11
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38187-0257 (CITY) (STATE) (ZIP)	PARCEL 62

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, Estate of Iva Spicer by Brenda A Boatman, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leigh Anne Welch, 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. 166, Section A, Village of Old Hickory, as shown on revised plan recorded April 22, 1949, in Book 1424, Page 101, in Register's office for Davidson County, Tennessee.

Being the same property conveyed to Walter E. Willis and wife, Iva C. Willis by deed from E.I. du Pont De Nemours and Company, a Delaware Corporation of record in Book 1764, Page 322, Register's Office for Davidson County, Tennessee. The said Walter E. Willis having since died and the said Iva C. Willis having since remarried and being one and the same as Iva C. Spicer. Buford Spicer, husband of Iva C. Spicer having since died and the said Iva C. Spicer now being a widow. The said Iva C. Spicer having since died and said Brenda A. Boatman being appointed Executrix of the Estate of Iva Spicer according to Docket No. 95P-378 of the Probate Court Clerk'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 1764, page 322, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 118 Buffalo Street, 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 8th day of March 19 95

Estate of Iva Spicer
By: Brenda A. Boatman, Executrix
Brenda A. Boatman, Executrix

STATE OF TENNESSEE
COUNTY OF

BOOK 9618 PG 471

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Brenda A. Boatman and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executrix and _____ respectively of the Estate of Iva Spicer the within named bargainor, and corporation, and that he as such Executrix 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~~ Brenda A. Boatman as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 8th day of March 19 95.

My commission expires Oct 17, 1998

George B Wray
Notary Public

41982

IDENTIF. & REFERENCE

95 MAR 15 AM 8:09

REGISTER
DAVIDSON COUNTY, TN.

33.7 23.15 0101 33 BOOK 166.41

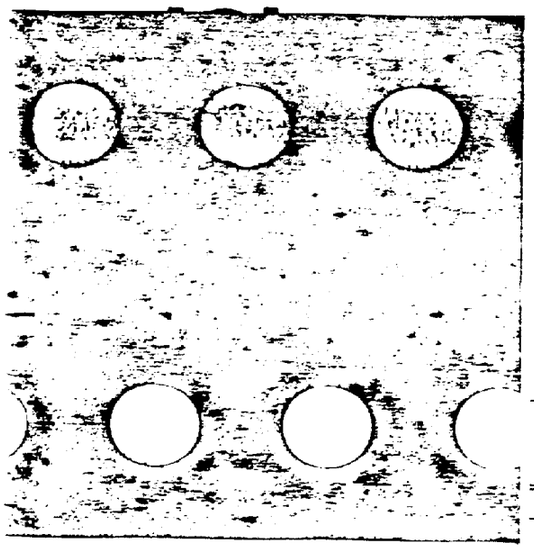
RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 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 _____

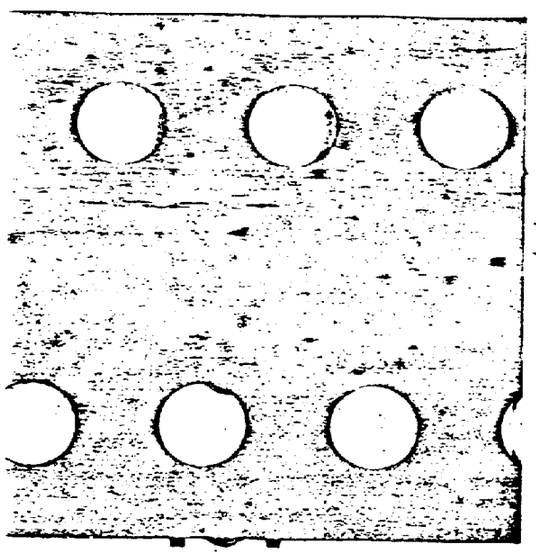
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42542.00
CON TX 157.41
PRFEE 1.00
WDEED 8.00
TOTAL 166.41
CHECK 166.41

03/15/95 01 08:10 0001 0317



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41982
IDENTIF. & REFERENCE

95 MAR 15 AM 8:09

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

No. 889913