BOOK 9636 PG 845

3371

STATE OF TENNESSEE
COUNTY OF Davidson

4029-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $88,003.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 95.

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Meagher	Columbia National, Incorporated	147-050-1-6.00
(NAME)	(NAME)	
306 Blackman Road	7142 Columbia Gateway Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37211	Columbia, Maryland 21046	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Mark W. VanGilder and wife, Grace Ann VanGilder

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Meagher, 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:

See Attached

48399

IDENTIFICATION REFERENCE

95 APR -4 PM 2:25

This is improved property known as 306 Blackman Road, Nashville, Tennessee 37211

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 their hand s this 31st day of March, 19 95.

Mark W. VanGilder

Grace Ann VanGilder

BOOK 9635 PG 846

4029-A

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Mark W. VanGilder and wife, Grace Ann VanGilder the bargainors, 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 31st day of March, 1995.

My commission expires 1/20/99

Mark A. Ellmore

Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC

File No.: 4029-A

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Caldwell Hall Subdivision, Section 1, Revised, as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 80 feet on the north margin of Blackman Road, and extends back 157.7 feet on the west line and 156.4 feet on the east line, to a dead line, measuring 80 feet thereon.

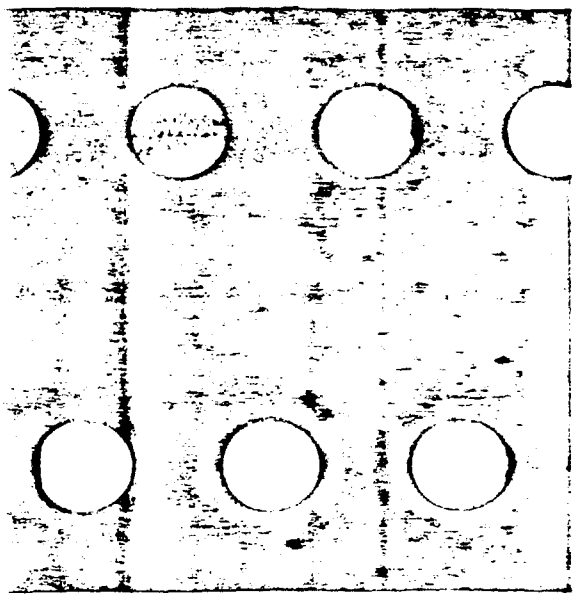
BEING the same property conveyed to Mark W. VanGilder and wife, Grace Ann VanGilder by deed from Evelyn Boylin, filed of record in Book 9296, page 404, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 9296, page 407, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herewith.

This instrument was prepared by information furnished by the parties.

FILED 04:04 DEED CHECK 338.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

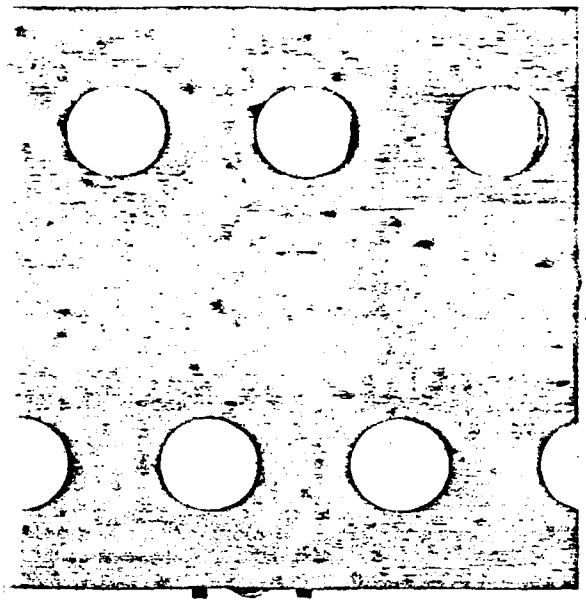
RECEIVED OF _____

FOR _____

BOOK 9636 PG 848

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 88003.28
CON TX 325.60
PRFEE 1.00
WDEED 12.00
TOTAL 338.60
CHECK 338.60

04/04/95 01 14:34 0001 7407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48399

IDENTIFICATION REFERENCE

95 APR -4 PM 2:25

REGISTER
DAVIDSON COUNTY, TN.

No. 896933