File in Box No. 19 B

95-5-11

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9676 PG 883

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $213,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: 9/16/95
(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
Arnold Stephen Groves, III (NAME)	CTX Mortgage Company (NAME)	MAP 155-2-A
8016 Montcastle Drive (ADDRESS)	P. O. Box 19000 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	PARCEL 27

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, B & D Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arnold Stephen Groves, III and wife, Gina Marie Groves

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. 27 on the Plan of Montcastle Estates, as of record in Plat Book 6900, Page 326 and 327, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to B & D Venture by deed from Jeff G. Jones of record in Deed Book 9341, page 61, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7170, page 926 and Amendement in Book 7260, page 295, Book 7421, page 27, Register's Office for said County.

This conveyance is subject to a Permanent Easement and Right-of-Way of record in Book 8068, page 291 and Book 8068, page 296, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 8016 Montcastle Drive, Nashville, Tennessee 37221
(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 17th day of May 19 95

B & D Venture
By:
Frank P. Davis

Attest:
Leonard T. Blackwell

BOOK 9676 PG 884

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 WILLIAMSON

Before me, a Notary Public of State and County aforesaid, personally appeared Frank P. Davis and Leonard T. Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the Joint Venturers, the within named bargainors, a Joint Venture, and that they as such Joint Venturers, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture by Themselves as the Joint Venturers for B & D Venture.

Witness my hand and seal, this 17th day of May, 1995.

_____ My Commission Expires: 9/12/95
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

95 MAY 19 PM 2:39
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

006245

2883 05/19 0101 03CHECK 798.95

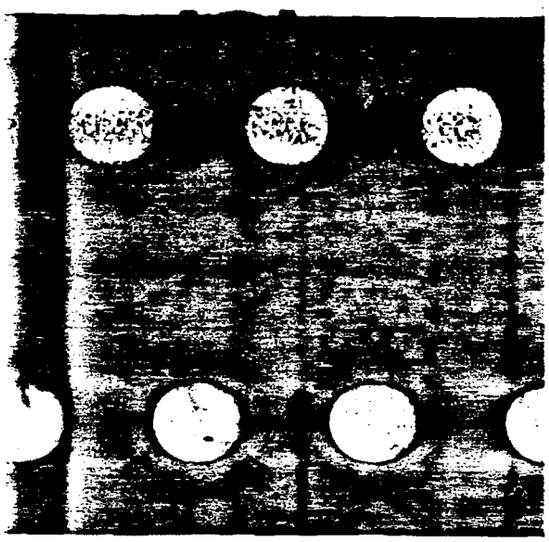
RETURN TO:
CUMBERLAND TITLE COMPANY

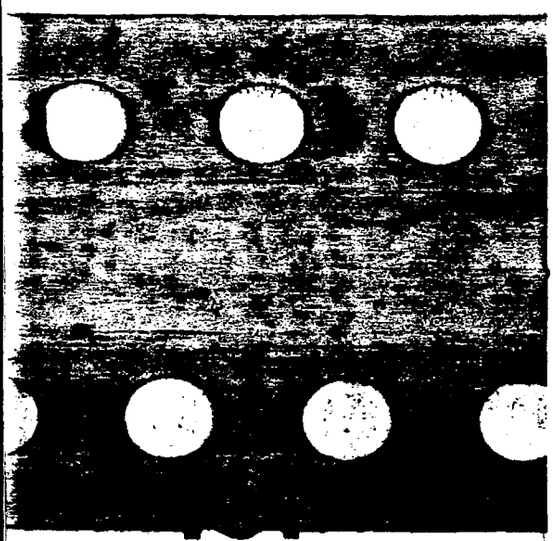
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 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 9676 PG 885

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
213500.00
CON TX 789.95
PRFEE 1.00
WDEED 8.00
TOTAL 798.95
CHECK 798.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 14-42/0001 2883

0062452
IDENTIF. ↑ REFERENCE

95 MAY 19 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912232