BOOK 9689 PG 427

File in Box No. 19 B

95-5-61




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

Sylvia R. McAlpin
Affiant

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

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SYLVIA L. MCALPIN (NAME) | SOUTHEASTERN MORTGAGE OF TN. (NAME) | MAP 141-07-0-B |
| 805 Autumn Court (ADDRESS) | 565 Marriott Drive, Suite 250 (ADDRESS) | PARCEL 046CO |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37214-5014 (CITY) (STATE) (ZIP) | FB #09D-82561 |

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, BERNARD D. GOLDSTEIN D/B/A BERNARD D. GOLDSTEIN, BUILDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SYLVIA L. MCALPIN, AN UNMARRIED WOMAN

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. 205 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Bernard D. Goldstein D/B/A Bernard D. Goldstein, Builder, by Quitclaim Deed from Somerset Farms, a Tennessee Joint Venture, of record in Book 9503, Page 387, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8556, Page 11, supplement and amendment in Book 9383, Page 526, and Book rerecorded in Book 9662, Page 869, said Register's Office; By-Laws of record in Book 8556, Page 25, said Register's Office; Articles of Incorporation of record in Book 7382, Page 225, and amended in Book 7820, Page 605, Book 8235, Page 521, and Book 8584, Page 20, all of record in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of BERNARD D. GOLDSTEIN D/B/A BERNARD D. GOLDSTEIN, BUILDER pursuant to a Power of Attorney executed by same on the 31st. day of May, 1995, and being filed for record simultaneously herewith.

Subject property is NOT the principal place of residence of the Grantor.

unimproved ( )
This is improved ( X ) property, known as 805 Autumn Court, Nashville, TN 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 my hand this 31st day of May 19 95

Bernard D. Goldstein

BERNARD D. GOLDSTEIN D/B/A
BERNARD D. GOLDSTEIN, BUILDER
BY: Roslyn K. Shainberg
Roslyn K. Shainberg, Attorney-in-Fact

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, a 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 DAVIDSON )

On this 31st day of May, 1995, before me personally appeared ROSLYN K. SHAINBERG, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of BERNARD D. GOLDSTEIN D/B/A BERNARD D. GOLDSTEIN, BUILDER, and acknowledged that she executed the same as the free act and deed of the said BERNARD D. GOLDSTEIN D/B/A BERNARD D. GOLDSTEIN, BUILDER

Notary Public

My Commission Expires: September 16, 1995

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIF. ↑ REFERENCE

006632

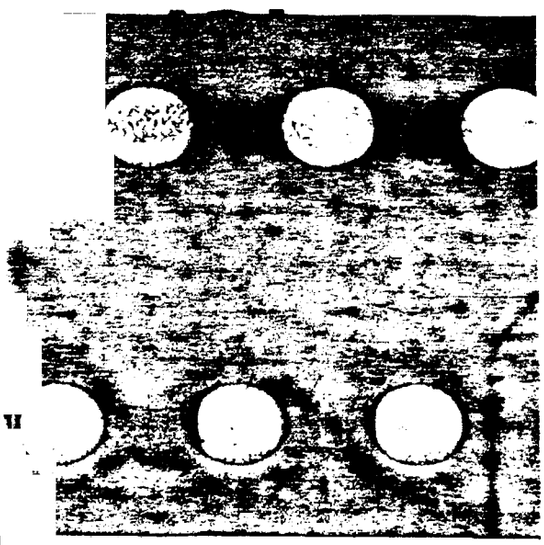
95 JUN -2 PM 1:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

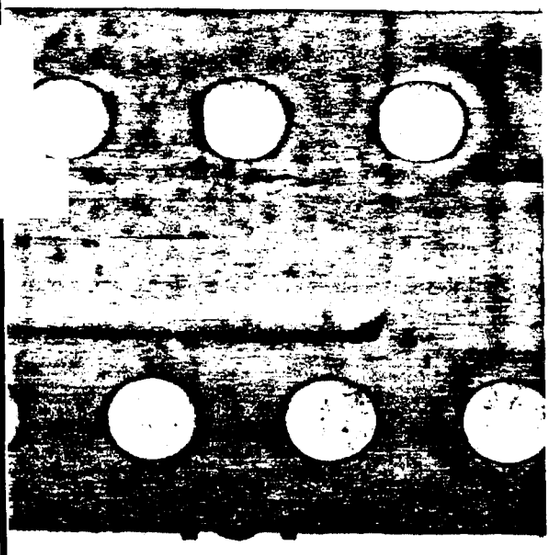
7092 06/02 0101 03CHECK

445.23



DCTN01W





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9689 PG 429

| | | |
|---|---|---|
| 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 117900.00
CON TX 436.23
PRFEE 1.00
MDEED 8.00
TOTAL 445.23
CHECK 445.23

06/02/95 01 13:36 0001 7092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 JUN -2 PM 1:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0066321
IDENTIF. ↑ REFERENCE

No. 916395