STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Blenda R. Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF June, A.D. 1995

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(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 |
|---|---|---|
| Blenda R. Crawford (NAME) | Boatmen's National Mortgage, Inc. (NAME) | MAP 108-8-B |
| 1105 Quail Court West (ADDRESS) | 4041 Knight Arnold Road (ADDRESS) | PARCEL 18 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Memphis, Tennessee 38118 (CITY) (STATE) (ZIP) | 3D-86492 |

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, John C. Groomes and wife, Sue L. Groomes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blenda R. Crawford, 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 Unit No. 18, Lot No. 15 in a Horizontal Property Regime as shown on a condominium site plan, Section 2, Phase II, Quail Valley, as of record in Book 5200, page 395, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John C. Groomes by Deed from Secretary of Housing and Urban Development, of record in Book 6866, Page 260, 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 Book 5857, Page 373, Book 5884, Page 534, Book 5869, Page 814, Book 5857, Page 502, Book 5857, Page 371, Book 6371, Page 105, Book 5851, Page 779, Book 6081, Page 130 and Book 5857, Page 372, Register's Office for said County.

Sue L. Groomes, wife of John C. Groomes, joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

9479 06/09 0101 03CHECK 208.80

unimproved ( )
This is improved (X) property, known as 1105 Quail Court West, Nashville, TN 37214
(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 2nd day of June, 19 95

John C. Groomes

Sue L. Groomes

BOOK 9696 PG 183

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 John C. Groomes and wife, Sue L. Groomes

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 Brentwood, Tennessee, this 2nd day of June, 19 95.

Commission expires 3-25-96

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

D0684477

IDENTIF. & REFERENCE

95 JUN -9 AM 10: 14

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

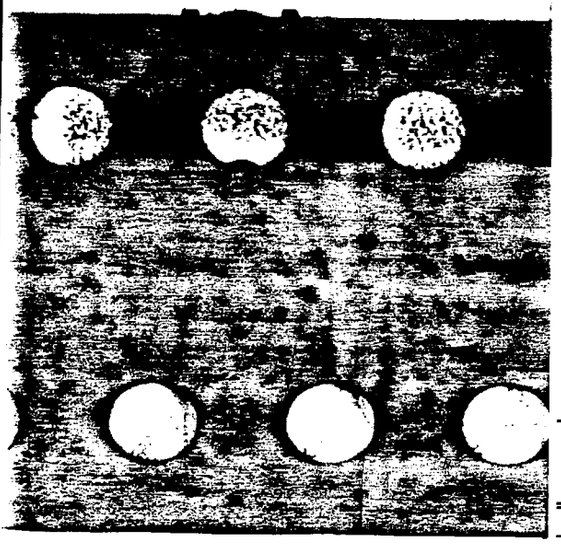
**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

☐ 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

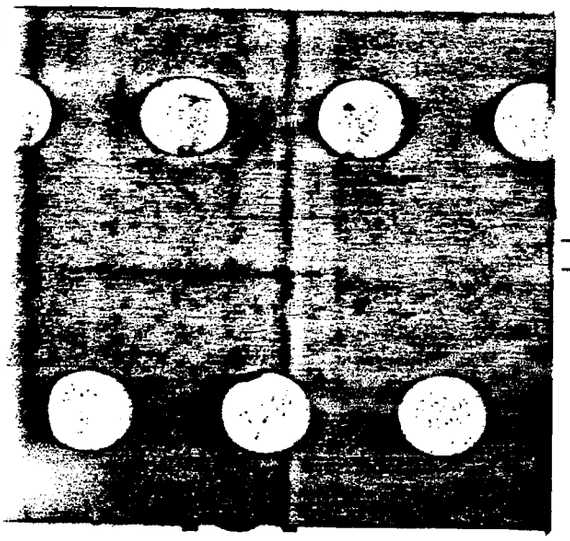
RECEIVED OF _____

FOR _____

BOOK 9696 PG 184

| | | |
|---|---|---|
| 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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

06/09/95 01 10:17 0001 9479

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

006847 7
IDENTIF. # REFERENCE

95 JUN -9 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 918748