FILE BOX 3

BOOK 9772 PG 749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY** NCWF - 95 - 1173
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Derek Wesley Selby (NAME) | Countrywide Funding Corporation (NAME) | MAP 83-2 |
| 1512 E. Douglas Avenue (ADDRESS) | 155 N. Lake Ave, P. O. box 7137 (ADDRESS) | PARCEL 208 |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP) | |

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, Helen Brooks Arnold and husband, Wade Tommy Arnold (formerly Helen Brooks)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derek Wesley Selby and wife, Mary Kay Selby

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. 85 and the easterly one-half of lot No. 84 on the Plan of E. T. Brown's Subdivision of lot Nos. 21 to 26, inclusive, in Brownsville Addition, as of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee.

Said lot No. 85 and the easterly one-half of lot No. 84 front together 75 feet on the southerly side of Douglas Avenue and run back between parallel lines 168 feet to an alley.

Being ~~part/of~~ the same property conveyed to Helen Jean Brooks, unmarried, and mother, Cornelia Williams Brooks, unmarried by Deed from A. Buford Crain and wife, Nancy White Crain, of record in Deed Book 2639, Page 375, Register's Office for Davidson County, Tennessee, and to Helen Brooks Arnold & husband Wade Tommy Arnold by Quitclaim Deed from Hardie M. Brooks, Jr. et ux Patricia H. Brooks, as of * This conveyance is subject to any and all existing easements and restrictions of record.

*record in Book 9772, page 747 said Register's Office.

95 AUG 25 AM 8:13
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

009291O

unimproved ( )
This is improved ( X ) property, known as 1512 E. Douglas Avenue, Nashville, Tennessee 37206
(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 21st day of August 19 95

Helen Brooks Arnold

Helen Brooks Arnold

Wade Tommy Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9772 PG 753

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Brooks Arnold and husband, Wade Tommy Arnold

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 Nashville, Tennessee, this 21st day of August 19 95.

Commission expires 5 23 98

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

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

**EDWARD SEDDON**
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

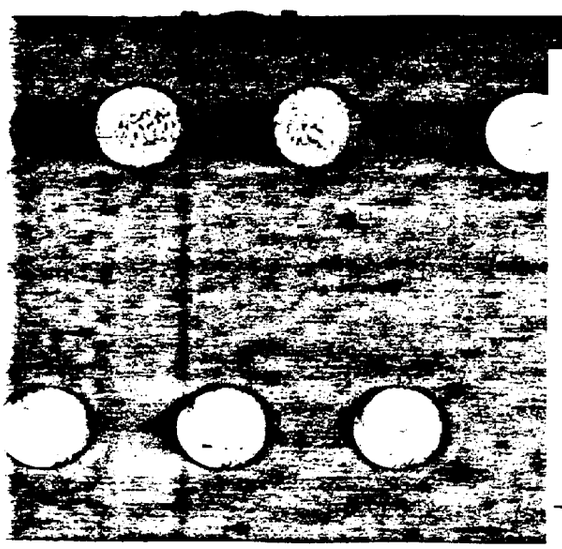
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

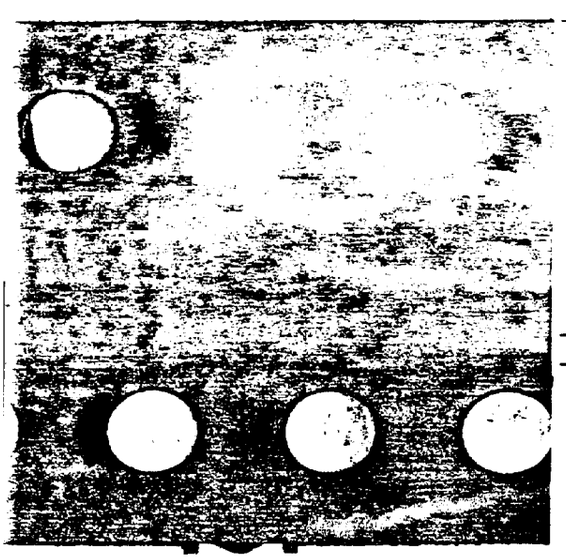
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027



301.30





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

RECEIVED OF _____

FOR _____

BOOK 9772 PG 751

| | | |
|---|---|---|
| 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 | 79000.00 |
| CON TX | 292.30 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 301.30 |
| CHECK | 301.30 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5226

0092910
IDENTIF. # REFERENCE

95 AUG 25 AM 8:14

REGISTER
COUNTY, TN.

No. 945164