BOOK 9772 PG 781

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: 4-6-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — H - TMC - 95-0008 — 3 Maryland Farms Suite 130, Brentwood, TN 37027 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert George Gardner, II (NAME)	Tennessee Mortgage Corporation (NAME)	MAP 52
1216-1218 Sioux Terrace (ADDRESS)	139 Charter Place (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lavergne, Tennessee 37086 (CITY) (STATE) (ZIP)	PARCEL 8

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, Sharon Lynn Spence Howell, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert George Gardner, II and wife, Nicoleta C. Gardner

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. 193 on the Plan of Sequoia Valley Subdivision, Section 4, as of record in Plat Book 5200, Page 215, 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 Erline B. Spence, Unmarried, by deed from Ricky Lain Ausbrooks and wife, Glen Sue Ausbrooks of record in Deed Book 7189, page 285, Register's Office for said County. Said Erline B. Spence having since died and subject property having passed to Sharon Lynn Spence by virtue of the terms of the Wills for both Erline Baird Spence and Charles A. Spence, Jr., of record in Book 9750, page 981 and in Book 9759, page 285, said Register's Office. Said Sharon Lynn Spence has since married and is now known as Sharon Lynn Spence Howell.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 5519, page 16, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1216-1218 Sioux Terrace, Madison, TN 37115
(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 15th day of August 19 95

Sharon Lynn Spence Howell

Sharon Lynn Spence Howell

BOOK 9772 PG 785

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF ~~SUMNER~~ PULASKI

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Lynn Spence Howell, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 15th day of August, 19 95.

Commission expires: 11/8/2000

Sandy S. Bynum
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Sandy S. Bynum, a Notary Public within and for the State and County aforesaid, personally appeared Sharon Lynn Spence Howell and ~~with whom I am personally acquainted and who~~ upon her oath(s) acknowledged she 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 ~~day of~~ on this the 15th day of August 19 95.

My commission expires 11/8/2000

Sandy S. Bynum
Notary Public

95 AUG 25 AM 8:22
REGISTER
DAVID
TN.

IDENTIF. REFERENCE

0092918

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

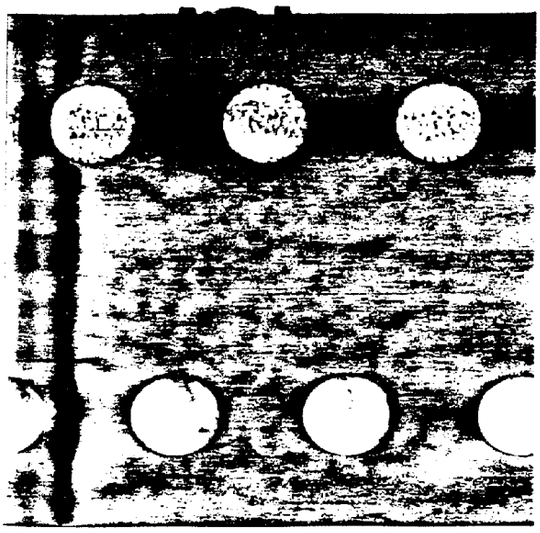
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

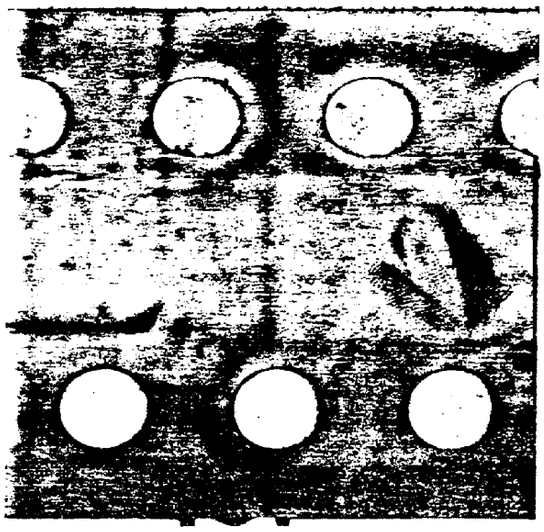
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 9772 PG 783

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 65000.00
DON TX 240.50
PRFEE 1.00
WDEED 8.00
TOT 249.50
CHECK 249.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/95 01 08:22 0001 6234

0092918
IDENTIF. ↑ REFERENCE

95 AUG 25 AM 8:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 945172