47

STATE OF TENNESSEE
COUNTY OF DAVIDSON 6 AM 9781 PG 436

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 95

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 01-20-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Toliver (NAME)	Loan America (NAME)	MAP 50-3
1408 Navaho Court (ADDRESS)	9000 Southside Blvd. (ADDRESS)	PARCEL 79
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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, Tanza R. Arnell-Sprowl and husband, Charles Sprowl

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Toliver and wife, Shene P. Toliver

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. 95 on the Plan of Section Two, Bellshire Terrace, of record in Book 6250, pages 673 & 674, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Tanza R. Arnell and father Herman L. Simpson, by deed from Secretary of Housing and Urban Development, of Washington D.C., of record in Book 8346, page 529, Register's Office for Davidson County, Tennessee. (The said Herman L. Simpson, having since died). Further, subject to an order in the Probate Court for Davidson County, Tennessee, in the matter of THE ESTATE OF HERMAN L. SIMPSON, JR., Probate No. 94P-1025 which order authorizes and directs Tanza R. Arnell (now Sprowl), daughter of the deceased to sign any and all documents to effect this sale. Said order being recorded simultaneoulsy herewith in the Register's Office for Davidson County, Tennessee.)

Charles Sprowl joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property by virtue of his marriage to Tanza R. Arnell-Sprowl.

Tanza R. Arnell, Tanza R. Arnell-Sprowl and Tanza Renee Arnell, being one and the same person.

unimproved ( )
This is improved (X) property, known as 1408 Navaho Court, Nashville, TN 37207
(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 28th day of August 19 95

Tanza R. Arnell-Sprowl

Charles Sprowl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9781 PG 437

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tanza R. Arnell-Sprowl and husband, Charles Sprowl

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 Goodlettsville, Tennessee, this 28th day of August 19 95.

Commission expires 01-20-99

D. Annette Maples
Notary Public

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 _____ (s)he/they 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

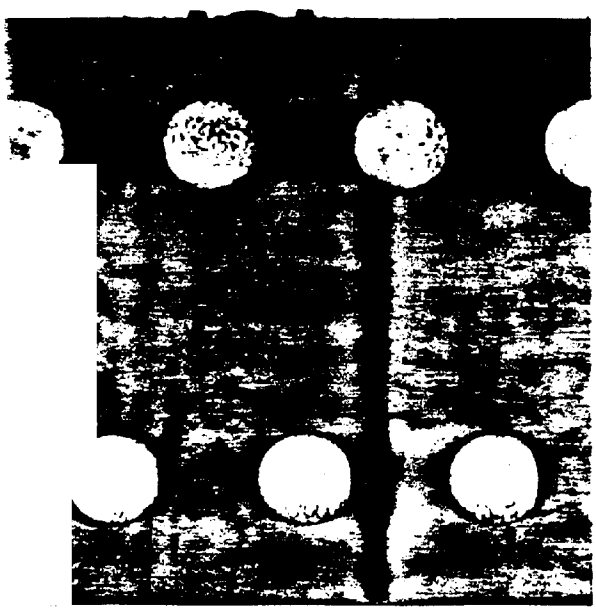
0095937

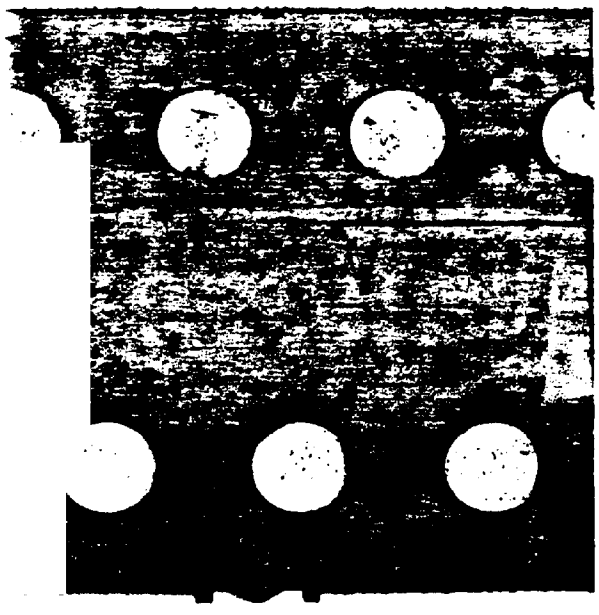
IDENTIFICATION REFERENCE

95 SEP -1 AM 10:07

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

9430 09/01 0101 03CHECK 319.43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9781 PG 438

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 83900.00
CON TX 310.43
PRFEE 1.00
MDEED 8.00
TOTAL 319.43
CHECK 319.43

09/01/95 01 10:07 0001 9430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095937
IDENTIF. & REFERENCE

95 SEP -1 AM 10: 0

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

No.948339