FILE BOX 61

PREPARED BY:
McDONALD TITLE
30 BURTON HILLS BLVD, SUITE 265
NASHVILLE, TN 37215

BOOK 9786PG 29

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Anthony Thomas Brdar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY** BSO-95-1524
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 |
|---|---|---|
| Anthony Thomas Brdar (NAME) | GreenPoint Mortgage Corporation (NAME) | MAP 155-2-A |
| 120 Montcastle Drive (ADDRESS) | 5032 Parkway Plaza Blvd., Bldg. 8 (ADDRESS) | PARCEL 36 |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Charlotte, NC 28217 (CITY) (STATE) (ZIP) | 9D-80523 |

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, B & D Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Thomas Brdar, 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 Lot No. 36 on the Plan of Montcastle Estates, as of record in Plat Book 6900, Pages 326 and 327, 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 part of the same property conveyed to B & D Venture by Deed from Jeff G. Jones, of record in Deed Book 9341, Page 61, 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 7170, Page 926 and Book 7260, Page 295, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

unimproved ( )
This is improved (X) property, known as 120 Montcastle Drive, 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 our hand S this 1st day of September 19 95

B & D Venture
By: Len Blackwell
Len Blackwell, joint venturer

Attest:
Frank P. Davis, joint venturer

BOOK 9786 PG 30

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 WILLIAMSON

Before me. the undersigned, a Notary Public within and for the State and County aforesaid. personally appeared Len Blackwell and Frank P. Davis with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the joint venturer and joint venturer respectively of the B & D Venture the within named bargainor. and corporation. and that they as such joint venturer and joint venturer being authorized so to do. execute the foregoing instrument for the purposes therein contained by signing the name of the corporation. by the said Len Blackwell as such joint venturer. and attesting the same by the said Frank P. Davis as such joint venturer.

Witness my hand and official seal at office at Brentwood, TN on this the 1st day of September 19 95.

My commission expires 5-25-96

Megan Arrington
Notary Public

95 SEP -6 PM 12:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00097272

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

**EDWARD SEDDON**
ATTORNEY - AT - LAW

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

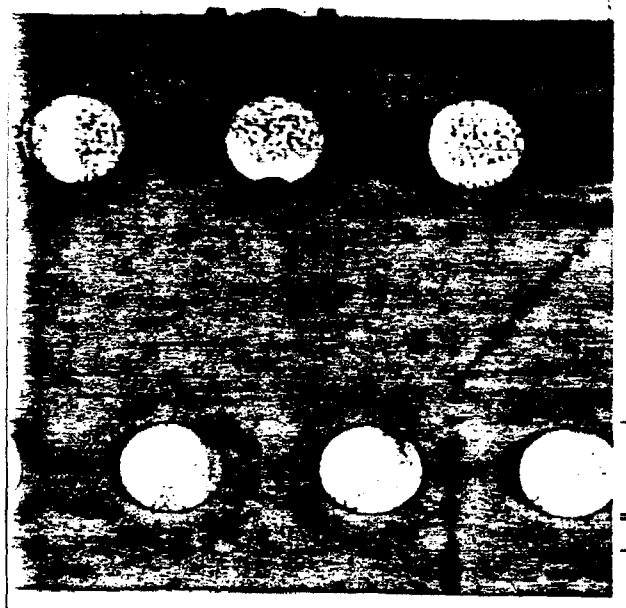
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

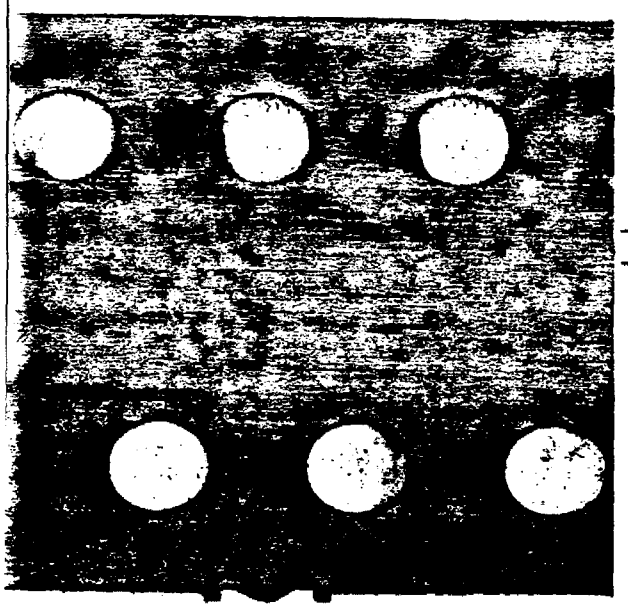
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

95253 09/06 01:03PM CHECK
934.00





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

RECEIVED OF _____

FOR _____

BOOK 9786 PG 31

| | | |
|---|---|---|
| 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
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 8.00
TOTAL 934.00
CHECK 934.00

09/06/95 01 12:03 0001 0853

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

00972 72
IDENTIF. ← REFERENCE

95 SEP -6 PM 12:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**949750