BOOK 9853 PG 286

Box 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,078.13

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael L. Ricard (NAME) | GE Capital Mortgage Services (NAME) | MAP 58-11 |
| 3879 Lunn Drive (ADDRESS) | 625 Maryville Centre Drive (ADDRESS) | PARCEL 36 |
| Nashville, TN 37218 (CITY) (STATE) (ZIP) | St. Louis, MO 63141 (CITY) (STATE) (ZIP) | 13DA56507 |

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, Jeff Nowlin, Jr. and Sarah I. Nowlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Ricard

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. 33 on the Plan of Section 1, Royal Hills, of record in Book 4675, page 73, Register's Office for said County.

Said Lot No. 33 fronts 70.00 feet on the westerly margin of Lunn Drive and extends back 202.04 feet on the northerly line and 207.85 feet on the southerly line to a dead line in the rear, measuring 109.89 feet thereon.

Being the same property conveyed to Jeff Nowlin, Jr. and wife, Sarah I. Nowlin by deed from Commerc Union Bank of record in Book 5271, page 378, Register's Office for Davidson County, TN. The parties having since divorced and now being tenants in common.

Naomi Nowlin joins in this conveyance to convey any interest she may have as the wife of Jeff Nowlin, Jr.

Subject to restrictions of record in Book 4813, page 77 and amended in Book 4895, page 102, said Register's Office.

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

CONTINUED

This is improved ( X ) unimproved ( ) property, known as 3879 Lunn Drive, Nashville, TN 37218
(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 3rd day of November 19 95

Jeff Nowlin
Jeff Nowlin, Jr.

Naomi Nowlin
Naomi Nowlin

Sarah I. Nowlin
Sarah I. Nowlin

BOOK 9853PG287

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 Jeff Nowlin, Jr. and Sarah I. Nowlin and Naomi Nowlin

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 3rd day of November 19 95.

Commission expires 5-24-97

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

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

Grantee herein agrees to assume the balance of an indebtedness to GE Gapital Mortgage Services (originally Commerce Union Bank) secured by a Deed of Trust of record in Book 5271, page 380, Register's Office for Davidson County, Tennessee.

5824 11/07 0101 03CHECK 223.97

A120608

95 NOV -7 PM 1:47

FELIX A. HUFFMAN, REGISTER
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9853 PG 288

| | | |
|---|---|---|
| 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 58078.13
CON TX 214.97
PRFEE 1.00
WDEED 8.00
TOTAL 223.97
CHECK 223.97

11/07/95 01 13:47 0001 5824

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

0120608 REGISTER'S OFFICE

95 NOV -7 PM 1:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 974432