BOOK 9865 PG 683	STATE OF TENNESSEE FILE BOX 3 COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,675.28 Keith Sanders Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF November 19 95 Notary Public MY COMMISSION EXPIRES: 3-23-98 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NASSUM - 95-0654

111 W. College Street, Murfreesboro, TN 37130 EDWARD SEDDON, ATTORNEY AT LAW 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
Keith Sanders (NAME)	Banc Plus Mortgage Corp (NAME)	MAP 58-16
104 Charles Court (ADDRESS)	P.O. Box 47524 (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	San Antonio, TX 78265-6016 (CITY) (STATE) (ZIP)	PARCEL 54

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, Edmund R. Giles and wife, Yuvitta Giles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Sanders, 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. 68, Section 3 on the Plan of Haynes Park Subdivision, as of record in Plat Book 4460, Page 185, 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 Edmund R. Giles, unmarried by deed from John E. Johnson and wife, Austella G. Johnson of record in Deed Book 7336, page 768, Register's Office for said County. The said Edmund R. Giles having since married and the said Yuvitta Giles joins in this conveyance to convey any and all rights she may have in said property.

This conveyance is subject to a Deed of Trust executed by Edmund R. Giles, unmarried to Atlantic Coast Mortgage Company, dated August 25, 1987, with an approximate unpaid balance of 48,675.28, of record in Trust Book 7336, page 771, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4707, page 766, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 104 Charles Court, Nashville, Tennessee 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 my hand this 17th day of November 19 95

Edmund R. Giles

Edmund R. Giles

Yuvitta Giles

Yuvitta Giles

BOOK 9865 PG 684

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 Edmund R. Giles and wife, Yuvitta Giles

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 17th day of November, 1995.

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

95 NOV 22 AM 9:53
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0125321

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

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

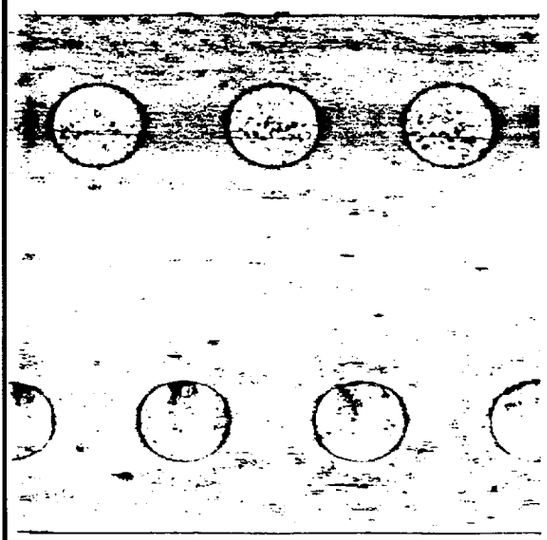
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

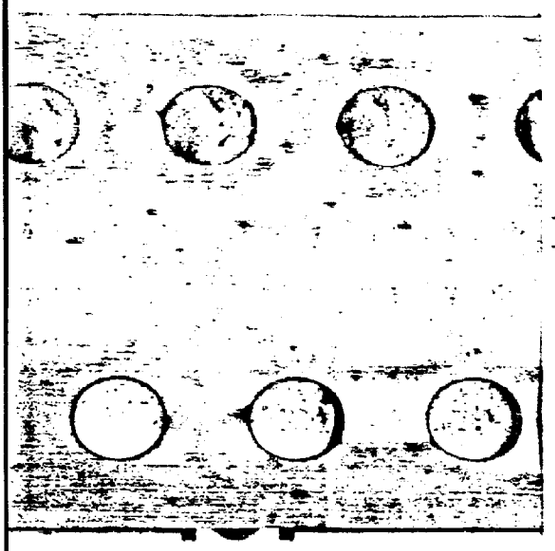
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

0952 01/03/95 01:03:53 PM
218-70





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

RECEIVED OF _____

FOR _____

BOOK 9866 PG 685

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

MAMT 56675.28
MOR TX 209.70
ERR CO
MOR TX 209.70-
CON TX 209.70
PRFEE 1.00
WDEED 8.00
TOTAL 218.70
CHECK 218.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
MAMT 56675.28
CAMT 56675.28
~~TOTAL 0.00~~
~~CHECK 0.00~~

0125321
IDENTIF. # REFERENCE

95 NOV 22 AM 9:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 979489