BOOK 9887 PG 908

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BFRMC-95-2366
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
Shahram Moradypoor (NAME)	First Republic Mortgage (NAME)	MAP 150
3286 Hamilton Church Road (ADDRESS)	3310 West End Avenue, 4th Floor (ADDRESS)	PARCEL 94
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Jennifer R. Becker, formerly Jennifer R. Drake, and husband, Terry G. Becker HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shahram Moradypoor and wife, Tammy Moradypoor

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 the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being part of the Jerry Foster Land, as divided by heirs and described according to a survey made by Clyde D. Anderson, Surveyor, April 25, 1959, as follows:

Beginning at a point in the north margin of the right of way of Hamilton Church Road, the same being the southwest corner of the tract conveyed to Carrie Lee McAdoo by deed of record in Book 2813, Page 168, and proceeding along the west boundary of said tract, N 0 deg. 50' 490.4 feet to a point; thence leaving the westerly boundary line of said tract and proceeding S 88 deg. 30' E, 157.6 feet to a point; thence S 0 deg. 50' West, 500 feet to a point in the north margin of said road; thence with the same, westerly 157.6 feet to the point of beginning.

Being the same property conveyed to Jennifer Richardson Drake by deeds of record in Book 7122, Page 298 and Book 9507, Page 133, Register's Office for Davidson County, Tennessee. The said Jennifer R. Drake and Jennifer Richardson Drake being one and the same person. The said Jennifer R. Drake having since married and being one and the same as Jennifer R. Becker.

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

Subject to a water line easement of record in Book 5700, Page 196, Register's Office for said County.

Terry G. Becker, husband of Jennifer R. Becker, joins in this conveyance to

CONTINUED

unimproved ( )
This is improved (X) property, known as 3286 Hamilton Church Road, Antioch, TN 37013
(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 8th day of December 19 95

Jennifer R. Becker

Terry G. Becker

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BOOK 9587 PG 909

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer R. Becker, formerly Jennifer R. Drake, and husband, Terry G. Becker

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 Brentwood, Tennessee, this 8th day of December, 19 95.

Commission expires 6/14/97

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

convey any and all interest he may have in said property including but not limited to his marital interest.

013790

IDENTIF. 4 REFERENCE

95 DEC 14 AM 8:51
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7992 12/14 3885 03CHECK

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

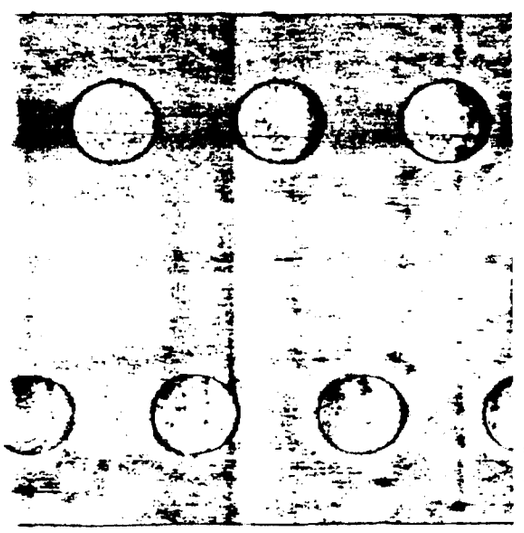
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

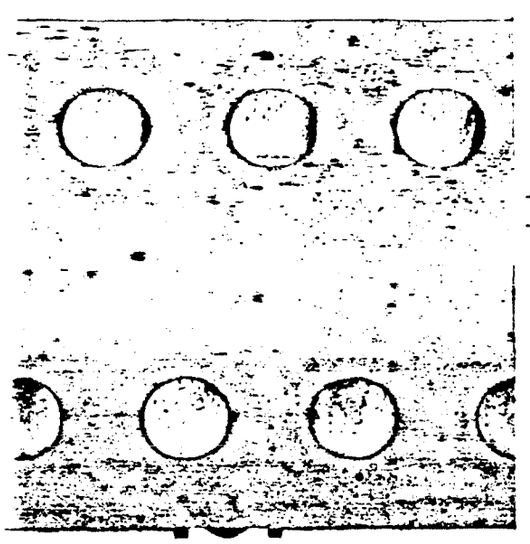
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 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 9887 PG 910

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 71500.00
CON TX 264.55
PRFEE 1.00
WDEED 8.00
TOTAL 273.55
CHECK 273.55

12/14/95 01 08:51 0001 7992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131790 IDENTIF. ↑ REFERENCE

95 DEC 14 AM 8:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 986452