BOOK 9912 PG 122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILED JAN 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
NPNC-95-279
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
Nicholas O. Tucker (NAME)	PNC Mortgage Corp. of America (NAME)	MAP 96-11-A
327 Hickory Place, Unit D-6 (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 30
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	3DZ-86178

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 Judy F. Claiborne and husband, Phillip R. Claiborne (formerly Judy F. Knight)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas O. Tucker, 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 Apartment Unit No. D-6 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a master Deed and the Amendment to the Master Deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, page 435, re-recorded in Book 6476, page 663, and amended by instrument of record in Book 6654, page 910, and corrected by instrument of record in Book 6759, page 553, and further amended at Book 7015, page 182, Book 7015, page 192, all in the Register's Office for Davidosn County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "B" of said Amendment to the Master Deed, as amended and corrected, for a more complete identification and description of such unit.

Being the same property conveyed to Judy F. Knight, a single woman by deed from Secretary of Housing and Urban Development of record in Deed Book 8141, page 66, Register's Office for said County. The said Judy F. Knight having since married the said Phillip R. Clairborne and the said Judy F. Knight now being Judy F. Clairborne.
Phillip R. Clairborne joins in this conveyance to convey any and all rights he may have in this property.
This conveyance is subject to Restrictive Covenants of record in Deed Book 6472,, page 435, Book 6476, page 663, Book 6654, page 910, Book 6759, page 533, Book 7015, page 182, Book 7015, page 187 and Book 7015, page 192, 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 327 Hickory Place, Unit D-6, Nashville, Tennessee 37214
(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 January 19 96

Judy F. Claiborne

Phillip R. Claiborne

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 Judy F. Claiborne and husband, Phillip R. Claiborne

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 January, 19 96.

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

5795 01/09 0101 03CHECK 258.38

0139011

IDENTIF. & REFERENCE

96 JAN -9 AM 8:10

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

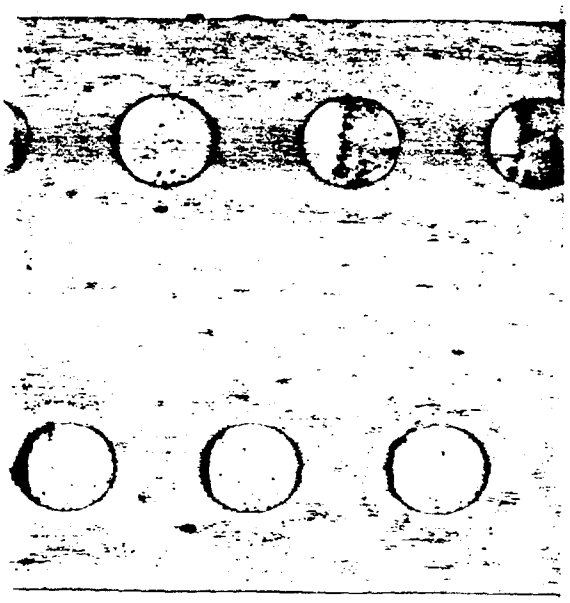
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 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 9912 PG 124

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 67400.00
CON TX 249.38
PRFEE 1.00
WDEED 8.00
TOTAL 258.38
CHECK 258.38

01/09/96 01 08:11 0001 5795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 JAN -9 AM 8:1
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0139011
IDENTIF. # REFERENCE

No. 994135