BOOK 9919 PG 281

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF December, 19 95

Notary Public

MY COMMISSION EXPIRES: 10/17/1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY HSNM-95-3054
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 Nultee 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
Phillip W. Dickens	FT Mortgage Companies d/b/a	P/O 16-178
(NAME)	(NAME)	
7130 Lama Terra Drive	2974 LBJ Freeway, Suite 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 370	Dallas, TX 75234	
(CITY) (STATE) (ZIP)	(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, Larry C. Wynns and wife, T. Renee Wynns

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip W. Dickens and wife, Peggy L. Dickens

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 Second Civil District of Davidson County, Tennessee, as described according to a survey by M. & K., Inc., Engineers and Surveyors, Job No. 1245, dated May 24, 1984 as follows:

Being part of Tract 3 on said survey and beginning at a point in the northerly most corner of Lot 56 on the Plan of Lama Terra, Section One, of record in Plat Book 4860, Page 33 R.O.D.C., Tennessee, said point being in the southeasterly margin of Lama Terra Drive; Thence, following the southerly margin of said drive, along a curve to the right having a Radius of 415.53 feet a distance of 284.35 feet to a point; thence, with a curve to the left having a radius of 540.95 feet, a distance of 56.50 feet to an iron pin; said point being the northwest corner of Lot No. 22 on the Plan of Ridgeview Estates, Section Two, Phase 1 as of record in Plat Book 6900, page 181, R.O.D.C., Tennessee; thence, along the Westerly line of said Ridgeview Estates, Section Two, Phase 1, South 42 degrees 14 minutes 14 seconds East 537.23 feet to a point; thence along a new line severing original Tract 3, South 60 degrees 12 minutes 31 seconds West, 372.27 feet to a point; said point being located in the East line of Lot No. 58 on the Plan of Lama Terra, Section One; thence, along the East lines of Lots 58, 57, and 56 as follows, North 56 degrees 59 minutes West, 213.95 feet; thence, North 35 degrees 31 minutes West 109.53 feet; thence, North 11 degrees 17 minutes East, 110.87 feet; thence, North 37 degrees 14 minutes West, 229.60 feet, to the point of beginning.

Being part of the same property conveyed to Larry C. Wynns and wife, T. Renee Wynns and J.C. Wynns and wife, Dortha Wynns by Deed from Lama Terra Limited, a Tennessee Limited Partnership, of record in Deed Book 6434, Page 529, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 7130 Lama Terra Drive, Goodlettsville, Tennessee 37072
(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 29th day of December 19 95

Larry C. Wynns

T. Renee Wynns

BOOK 9919 PG 282

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry C. Wynns and wife, T. Renee Wynns

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 Hendersonville, Tennessee, this 29th day of December, 19 95.

Commission expires OCT 17, 1998

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

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

LEGAL DESCRIPTION CONTINUATION

The said J.C. Wynns and wife, Dortha Wynns having since died and leaving property to Larry C. Wynns and wife, T. Renee Wynns.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 4766, page 211, and Plat Book 4860, page 33, Register's Office for said County.

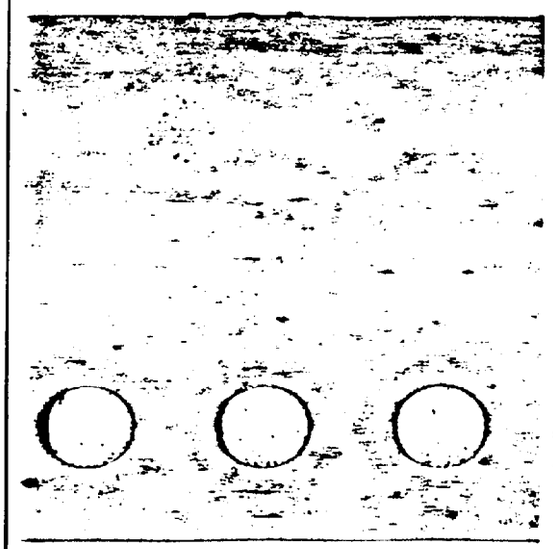
96 JUN 17 AM 9:07

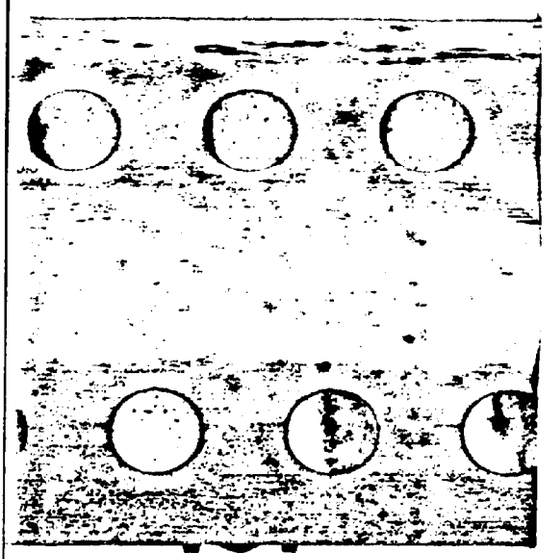
DAVIDSON COUNTY, TN.

0141333

IDENTIFICATION REFERENCE

3382 06/17 0101 03CHECK 629.79





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

RECEIVED OF _____

FOR _____

BOOK 9919 PG 284

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
	166750.00
CON TX	616.79
PRFEE	1.00
WDEED	12.00
TOTAL	629.79
	629.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 01 09:07 0001 8281

0141333
IDENTIF. & REFERENCE

96 JAN 17 AM 9:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 996588