BOOK 9936 PG 628

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,522.89

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NASSUM-96-431
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
David C. Braunscheidel (NAME)	Bankamerica Mortgage (NAME)	MAP 108-16
1713 Western Shore Drive (ADDRESS)	2810 North Parham Road (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Richmond, Virginia 23294 (CITY) (STATE) (ZIP)	PARCEL 138

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, Daniel A. Ward and wife, Sherri C. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Braunscheidel and wife, Christine Braunscheidel

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. 70 , Section IV on the Plan of Lakeview Hills, as of record in Plat Book 5200, Page 642, 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 Daniel A. Ward and wife, Sherri C. Ward by deed from John R. Bevels and wife, Cherri Deanna Tywater Bevels of record in Deed Book 8833, page 719, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by John R. Bevels and wife, Cherri Deanna Tywater to David J. Guilford, Trustee(s) for BarclaysAmerican Mortgage Corporation, dated August 21, 1987, with an approximate unpaid balance of $ 62,383.39, of record in Trust Book 7338, page 864, 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 6413, page 298, Register's Office for said County.

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

4175 02/02 0101 03CHECK 284.65

This is improved (X) unimproved ( ) property, known as 1713 Western Shore Drive, 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 30th day of January 19 96

Daniel A. Ward

Sherri C. Ward

BOOK 9936 PAGE 629

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 Daniel A. Ward and wife, Sherri C. Ward

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 30th 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

IDENTIF. & REFERENCE 0146806

96 FEB -2 AM 11:02
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

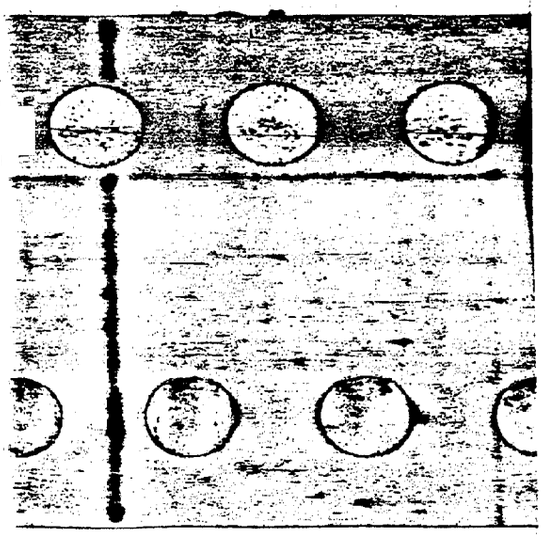
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

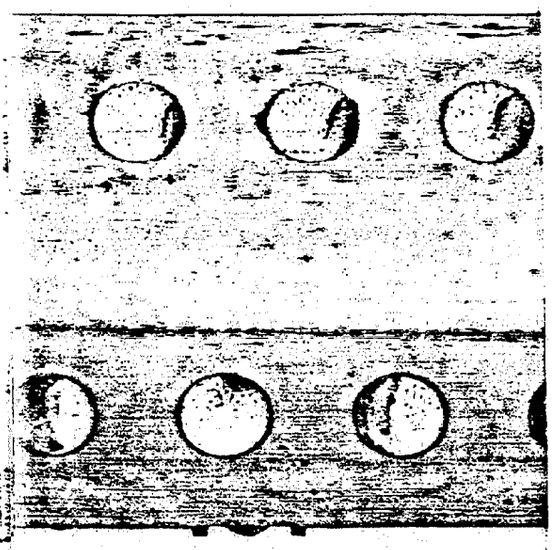
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 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 9936 PG 630

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 74522.89
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHECK 284.65

02/02/96 01 11:02 0001 4175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146806 IDENTIF. ↑ REFERENCE

96 FEB -2 AM 11:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002411