BOOK 9945 PG 931

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,761.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 3/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

111 W. College Street, Murfreesboro, TN 37130 | 313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | NASSUM 96-19 | 3 Maryland Farms Suite 110, Brentwood, TN 37027 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer J. Small (NAME)	Chemical Residential Mortgage (NAME)	MAP 84-14
213 Bermuda Drive (ADDRESS)	200 Old Wilson Bridge Road (ADDRESS)	PARCEL 29
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Worthington, Ohio 43085-8500 (CITY) (STATE) (ZIP)	3DZ-42452

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, Arnulf P. Agbunag, unmarried and Arnold P. Agbunag, married and Arlene Anne P. Agbunag as joint tennants in common unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer J. Small and Charles M. Hann, both 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. 48 on the Plan of Donelson Meadows, as of record in Plat Book 2133, Pages 100 & 101, 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 Arnulf P. Agbunag and Arnold P. Agbunag and Arlene Anne P. Agbunag, as joint tennants in common by Deed from Mark E. Stout and wife, Barbara T. Stout, of record in Deed Book 9851, Page 894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust executed by Mark E. Stout and wife, Barbara T. Stout to D. Gene Merril and Frederick E. Brooks, Trustee(s) for Atlantic Coast Mortgage Company, dated September 5, 1986, with an approximate unpaid balance of 68,661.25, of record in Trust Book 6977, page 649, 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 2282, page 361, 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 213 Bermuda 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 9th day of February 19 96

Arnulf P. Agbunag

Arlene Anne P. Agbunag by: Andy Pabuag ATTY IN FACT
Arlene Anne P. Agbunag

Arnold P. Agbunag by: Andy Pabuag, ATTY IN FACT
Arnold P. Agbunag

BOOK 9945 PG 932

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 Arnulf P. Agbunag

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of February 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

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of February 1996, 1995, before me personally appeared Arnulf P. Agbunag, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Arlene Anne P. Agbunag and Arnold P. Agbunag, and who acknowledged that he executed the same as the free act and deed of the said Arlene Anne P. Agbunag and Arnold p. Agbunag by virtue of that Power of Attorney, duly executed by the said Arlene Anne P. Agbunag and Arnold P. Agbunag and appearing of record in Book 9945, page 929/930 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February 1996.

My Commission Expires: 5/23/98

Notary Public

96 FEB 13 AM 8:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

011983?

IDENTIFICATION REFERENCE

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

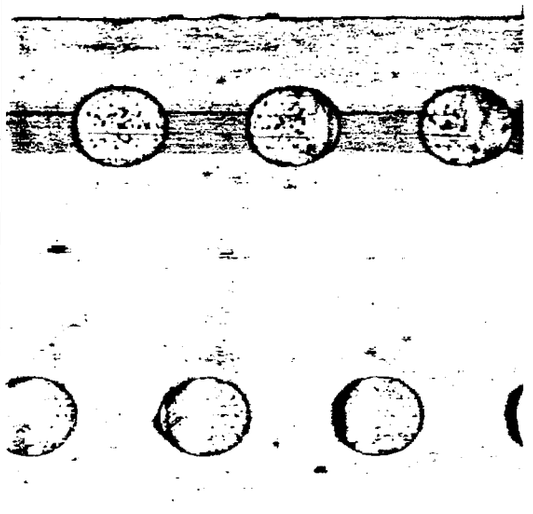
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

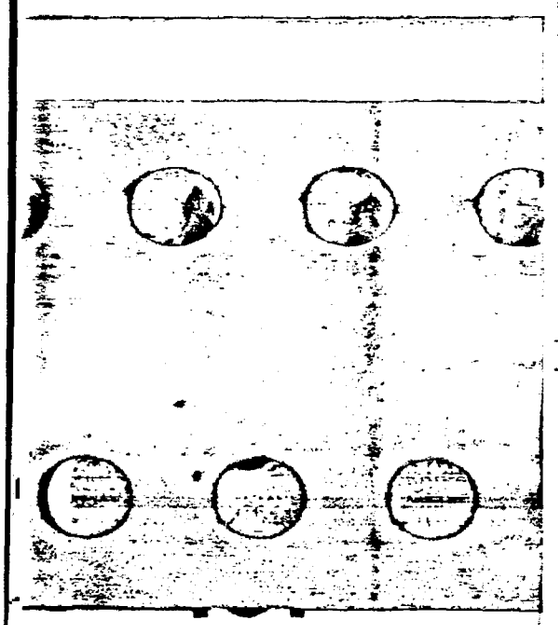
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

7406 02/13 0835 03 CER

404.02





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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 933

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 106761.25
CON TX 395.02
PRFEE 1.00
WDEED 8.00
TOTAL 404.02
CHECK 404.02

02/13/96 01 08:25 0001 7406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149837
IDENTIF. & REFERENCE

96 FEB 13 AM 8:
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1005605