FILE BOX 3

BOOK 9963 PG 87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Robert L. Gay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 10-23-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NFRM-96-373
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
Richard L. Gay (NAME)	First Republic Mortgage (NAME)	MAP 84-12
3225 Knobdale Road (ADDRESS)	3310 West End Avenue, 4th Floor (ADDRESS)	PARCEL 130
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	3DZ-68530

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, Mary Frances Matsler, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Gay and wife, Terri T. Gay

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. 46 on the Plan of Lincoya Hills, as of record in Plat Book 1835, Page 91, 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 Mary Frances Fleming and Myra F. Gardner and Beatrice L. Fleming, as tenants in common with the right to survivorship by deed from Marion Thurman and wife, Eva M. Thurman of record in Deed Book 4304, page 192, Register's Office for said County. The said Myra F. Gardner and Beatrice L. Fleming having since died, leaving said property by right to survivorship to Mary Frances Fleming, now M Mary Frances Matsler, married.

Said W.R. Matsler, Husband of Mary Frances Fleming now Matsler having never lived in said property.

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

0155312
IDENTIF. & REFERENCE

96 MAR -1 AM 9:11
LIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3267 03/01 0101 03CHECK 460.40

This is unimproved ( ) improved (X) property, known as 3225 Knobdale Road, 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 my hand this 28th day of February 19 96

Mary Frances Matsler by Robert L. Fleming Attorney in fact
Mary Frances Matsler

STATE OF TENNESSEE
COUNTY OF

BOOK 9963PG 88

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
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 28th day of February, 1996, before me personally appeared Ralph M. Fleming, 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 Mary Frances Matsler, and who acknowledged that Mary Frances Matsler executed the same as the free act and deed of the said Mary Frances Matsler by virtue of that Power of Attorney, duly executed by the said Mary Frances Matsler and appearing of record in Book 9463, page 86, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 28th day of February, 1996.

My Commission Expires: 5-23-98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

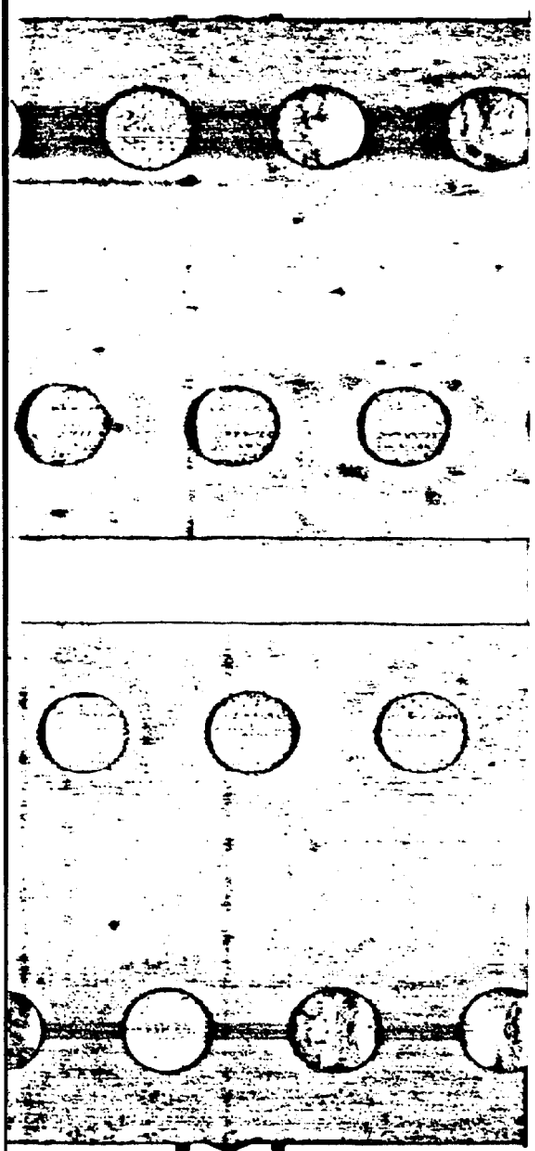
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 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 9963 PG 89

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 122000.00
CON TX 451.40
PRFEE 1.00
WDEED 8.00
TOTAL 460.40
CHECK 460.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3267

0155312
IDENTIF. ↑ REFERENCE

96 MAR -1 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011396