7

BOOK 9973 PG 914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (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 | HFMC-96-394 3 Maryland Farms Suite 419, Brentwood, TN 37027 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Duncan (NAME)	Fleet Mortgage Corp. (NAME)	MAP 147-7-B
4958 Edmondson Pike (ADDRESS)	783 Hickory Blvd., Suite 301 (ADDRESS)	PARCEL 45
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Home Purchase Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Duncan, 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:

Unit J-45, Parcel No. 45, in Woodlea Place Townhouses as of record in Plat Book 5050, page 101, Registers Office for said County to which said Plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Home Purchase Company by deed from Frank Bumstead, successor trustee of record in Deed Book 5273, page 541, Register's Office for said County.

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 5197, page 544, Book 6636, Page 970, and Book 5201, Page 651, Register's Office for said County.

0158375 IDENTIF. ↑ REFERENCE

96 MAR -8 P1:12:58 DAVIDSON COUNTY, TN.

[illegible] 03.00 0101 03CHECK 171.43

unimproved ( )
This is improved (X) property, known as 4958 Edmondson Pike, Nashville, Tennessee 37211
(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

Home Purchase Company
By:
Hugh L. Marsh

STATE OF TENNESSEE
COUNTY OF

BOOK 9973 PG 915

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Hugh L. Marsh and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Home Purchase Company the within named bargainor, and corporation, and that he 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 Hugh L. Marsh as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, TN on this the 28th day of February 19 96.

My commission expires 9/18/99

Judy Burk
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

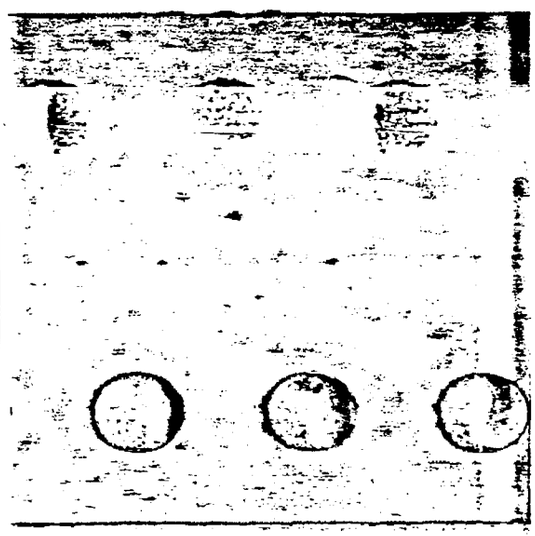
☒ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

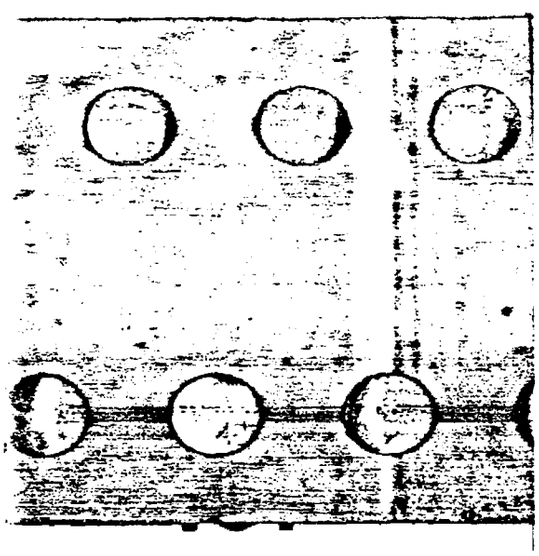
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 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 9973 PG 916

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

DAMT	43900.00
CON TX	162.43
PRFEE	1.00
WDEED	8.00
TOTAL	171.43
CHECK	171.43

03/08/96 01 13:01 0001 6542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158375
IDENTIF. ↑ REFERENCE

96 MAR -8 PM 12:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014638