STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,785.06

Burleta DeRoussel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 96

Mary Frances Lee
Notary Public

MY COMMISSION EXPIRES: 8-23-98
(AFFIX SEAL)

PROP 10009 PG 260

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
NASSUM-96-1060

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
Don DeRoush (NAME)	Magna Mortgage Company (NAME)	MAP 108-4
3120 Noble Valley Drive (ADDRESS)	100 West Front Street (ADDRESS)	PARCEL 66
Nashville, Tennessee (CITY) (STATE) (ZIP)	Hattiesburg, MS 39401-3461 (CITY) (STATE) (ZIP)	3D-85914

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, Gary K. Shipman and wife, Linda Shipman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don DeRoush and wife, Burleta DeRoush

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. 150 , Section Two, on the Plan of Larchwood, as of record in Plat Book 5200, Page 57, 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 Gary K. Shipman, an umnarried person by deed from Ronald Wayne Bean and wife, Terri Cheek-Bean, an umarried person of record in Deed Book 9562, page 814 and re-recorded in Book 10009, page 258, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5479, page 443, Book 5681, page 532, Book 6011, page 130 and Book 5688, page 696, Register's Office for said County.

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

Linda Shipman joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to a Deed of Trust executed by Ronald W. Bean and Laura Bean to Capital Mortgage Corporation, dated March 19, 1987, with an approximate unpaid balance of 63,785.06, of record in Trust Book 7175, page 783, 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.

unimproved ( )
This is improved (X) property, known as 3120 Noble Valley Drive, Nashville, Tennessee
(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 March 19 96

Gary K. Shipman

Linda Shipman

BOOK 10009 PG 261

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 Gary K. Shipman and wife, Linda Shipman

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 29th day of March 19 96

Commission expires 5-22-98

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

3138 04/09 0101 03CHECK 322.76

IDENTIF. & REFERENCE

96 APR -9 AM 10:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0169209

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

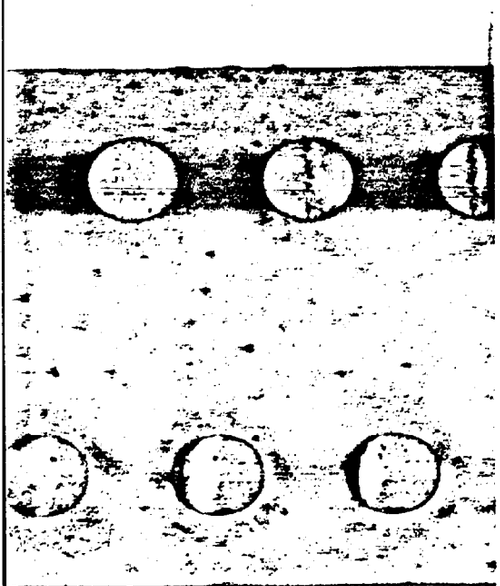
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

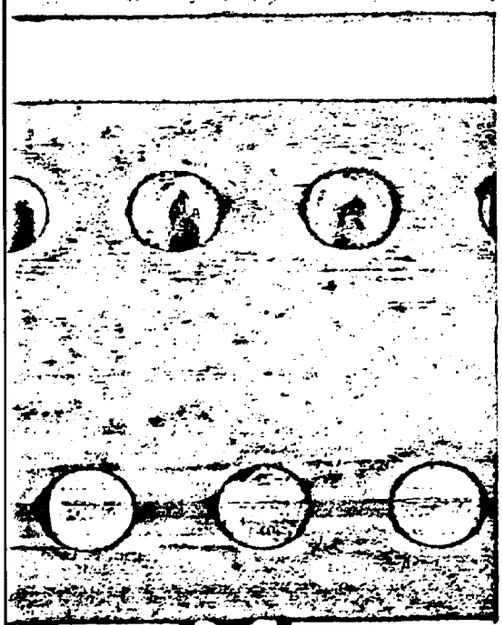
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 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 10009 PG 262

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	84785.06
			CON TX	313.76
			PRFEE	1.00
			WDEED	8.00
			TOTAL	322.76
			CHECK	322.76
04/09/96	01		10:09 0001	8138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169209
IDENTIF. ← REFERENCE

96 APR -9 AM 10: 08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026124