Bor 3

BOOK 10038 PG 839

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER. FOR THIS TRANSFER IS $ 300000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 17, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY HNBT-96-1529
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
Joyce M. Rice (NAME)	NationsBank of Tennessee, N.A. (NAME)	MAP 117-13-A
3915 Vailwood Drive, Unit 8-B (ADDRESS)	5121 Maryland Way, Suite 203 (ADDRESS)	PARCEL 144
Nashville, Tennessee 37215 (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, Eddy A. Brown and wife, Anna D. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce M. Rice, 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:

A certain Condomium Apartment in Davidson county, Tennessee, being Unit No. 8-B, Pointset Condominium, as shown on Exhibit "B" to Master Deed and By-Laws of Pointset, Lots Nos. 7 and 8 Condominium, of record in Book 5289, page 20, Register's Office for said County, and being located on Lot No. 8 on the Plan of Pointset of record in Book 5050, page 65, said Register's Office, to which reference is here made, together with appurtenant interest in the common and limited common areas as set out in said Master Deed an By-Laws of record in Book 5289, pages 5 and 10, said Register's Office.

Being the same property conveyed to Eddy A. Brown and wife, Anna D. Brown by deed from Creason Clayton Construction Company, Inc. of record in Deed Book 5312, page 787, 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 5050, page 65, said Register's Office, and to terms and provisions of Master Deed and By-Laws of record in Book 5289, pages 5 and 10, and Amendment to Master Deed in Deed Book 5970, page 282, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3915 Vailwood Drive, Unit 8-B, Nashville, Tennessee 37215
(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 April 19 96

Eddy A. Brown

Anna D. Brown

BOOK 10038 PG 840

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 Eddy A. Brown and wife, Anna D. Brown

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 Hendersonville, Tennessee, this 30th day of April, 19 96.

Commission expires October 17, 1998

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

0178296

IDENTIF. ↑ REFERENCE

96 MAY -3 AM 11:08

FELIX [illegible] 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

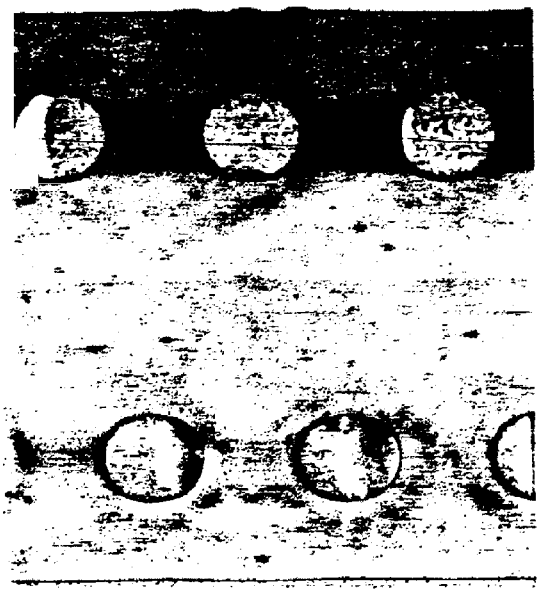
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

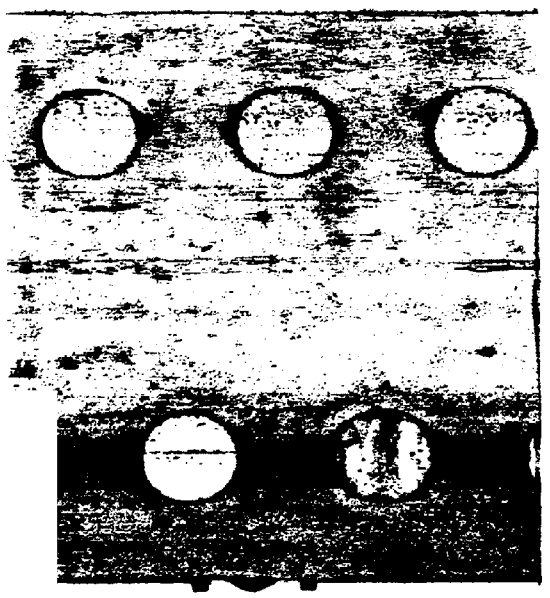
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

RECEIPT # 20738 $92.

111.00





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

RECEIVED OF _____

FOR _____

BOOK 10038 PG 841

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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 8.00
TOTAL 1119.00
CHECK 1119.00

05/03/96 01 11:12 0001 7806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -3 AM 11:18
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0178296
IDENTIF. ↑ REFERENCE

No. 1035835