BOOK 10056 PG 829

STATE OF TENNESSEE FILE BOX 3
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 96

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY NBNMC-96-1542
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
Tammy D. White (NAME)	Boatmen's National Mortgage, Inc (NAME)	MAP 62-2-A
2809 Steamboat Drive (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 167
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (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, Frank Hildreth and wife, Ruth Hildreth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy D. White, 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. 167 on the Plan of River Estates, Phase I, Section 2, as of record in Plat Book 6250, Page 995 amended in Plat Book 6900, pages 158 and 159, 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 Frank Hildreth and wife, Ruth Hildreth by deed from John P. Turner and wife, Maria M. Turner of record in Deed Book 8775, page 221, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6851, page 370 and Amended in Book 6982, page 747, Register's Office for said County.

This conveyance is subject to By-Laws of record in Deed Book 6851, page 390, Register's Office for said County.

This conveyance is subject to a Transmission Line Easement of record in Deed Book 1163, page 341, Register's Office for said County.

This conveyance is subject to a Flowage Easement of record in Deed Book 2022, page 83, Register's Office for said County.

This conveyance is subject to an Easement to NES of record in Deed Book 3959, page 595, Register's Office for said County.

This conveyance is subject to a Grant & Indemnity Agreement of record in Deed

CONTINUED

unimproved ( )
This is improved (X) property, known as 2809 Steamboat 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 17th day of May, 19 96

Frank Hildreth

Ruth Hildreth

STATE OF TENNESSEE

BOOK 10056 PG 830

COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Hildreth and wife, Ruth Hildreth

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 17th day of May 19 96

Commission expires 3/23/98

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

96 MAY 22 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

0183861

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

3932 05/22 0101 01 CK

353.03

LEGAL DESCRIPTION CONTINUATION

Book 7030, page 798, Register's Office for said County.

This conveyance is subject to a Quitclaim Deed for open space to River Trace Estates Homeowners Association from Cross Properties of record in Deed Book 7907, page 168, Register's Office for said County.

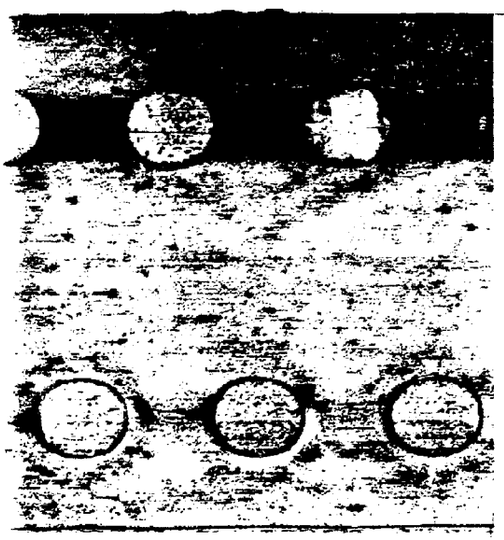
This conveyance is subject to Deeds of Conveyance of record in Deed Book 7097, page 140 and Deed Book 7097, page 149, Register's Office for said County.

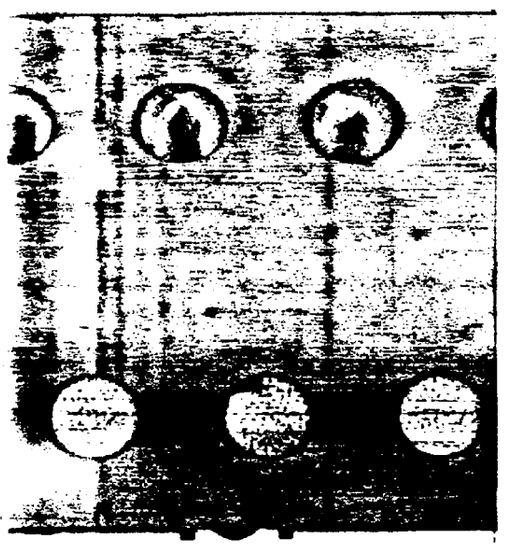
This conveyance is subject to a Charter of record in Deed Book 6851, page 363, Register's Office for said County.

This conveyance is subject to Assignment of Agreement to construct Sewage Facilities of record in Book 7097, page 135, Register's Office for said County.

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

BOOK 10056 PG 831





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

RECEIVED OF _____

FOR _____

BOOK 10056 PG 832

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	91900.00
CON TX	340.03
PRFEE	1.00
WDEED	12.00
TOTAL	353.03
CHECK	353.03

05/22/96 01 08:40 0001 3932

REGEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183861
IDENTIF. ↑ REFERENCE

96 MAY 22 AM 8:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1041871