FILE BOX 3

BOOK 10154 PG 451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 5/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY EDWARD SEDDON, ATTORNEY AT LAW NFAMC - 96 - 2754

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
Paul L. Martin (NAME)	Franklin American Mortgage (NAME)	Map 63-16-A
1693 Aaronwood Drive (ADDRESS)	214 Overlook Circle, Ste 150 (ADDRESS)	Parcel 76
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37024 (CITY) (STATE) (ZIP)	4D-92769

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, Gregory B. Coles and wife, Lori S. Coles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul L. Martin and wife, Anita C. Martin

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 115 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, page 445, and by an Amendment to Change Name of record in Book 8181, page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and legal description.

Being the same property conveyed to Gregory B. Coles and wife, Lori S. Coles by deed from Fox Ridge Homes, Inc. of record in Deed Book 8845, page 982, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7351, page 852, Book 7451, page 739 and Book 8181, page 112, Register's Office for said County.

This conveyance is subject to a Warranty Deed of Flowage Easement Chitwood Downs to U.S.A Flood Cheatham Lock & Dam Project of record in Deed Book 2247, page 75, Register's Office for said County.

This conveyance is subject to Easements to C. Hooper Development Company of record in Deed Book 7460, page 930 and Deed Book 7489, page 515, Register's Office for said County.

This conveyance is subject to an Easement for Public Utilities Agreement of record in Deed Book 8007, page 235, Register's Office for said County.

This conveyance is subject to an Agreement for Dedication of Easement & Public

CONTINUED

unimproved ( )
This is improved (X) property, known as 1693 Aaronwood Drive, Old Hickory, Tennessee 37138
(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 9th day of August 19 96

Gregory B. Coles

Lori S. Coles

Lori S. Coles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10154 PG 452

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory B. Coles and wife, Lori S. Coles

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 9th day of August, 19 96.

Commission expires 5/23/98

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

LEGAL DESCRIPTION CONTINUATION

Utilities of record in Deed Book 8657, page 179, Register's Office for said County.

This conveyance is subject to an Easement to Fox Ridge Homes, Inc. for Ingress & Egress of record in Deed Book 8739. page 991, Register's Office for said County.

This conveyance is subject to a Quitclaim Deed from Barclasy to Hampton Park HOA for "Open Space" & "Flood Plan" of record in Deed Book 8702, page 276, Register's Office for said County.

This conveyance is subject to a Deed from H.O.A. to John & Judith Butler of record in Deed Book 8951, page 797, Register's Office for said County.

This conveyance is subject to an Easement for Public Utilities of record in Deed Book 8671, page 61, Register's Office for said County.

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

0213894

IDENTIFICATION REFERENCE

96 AUG 13 AM 8:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6336 08/13 0-011.00 CLERK

437-83

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

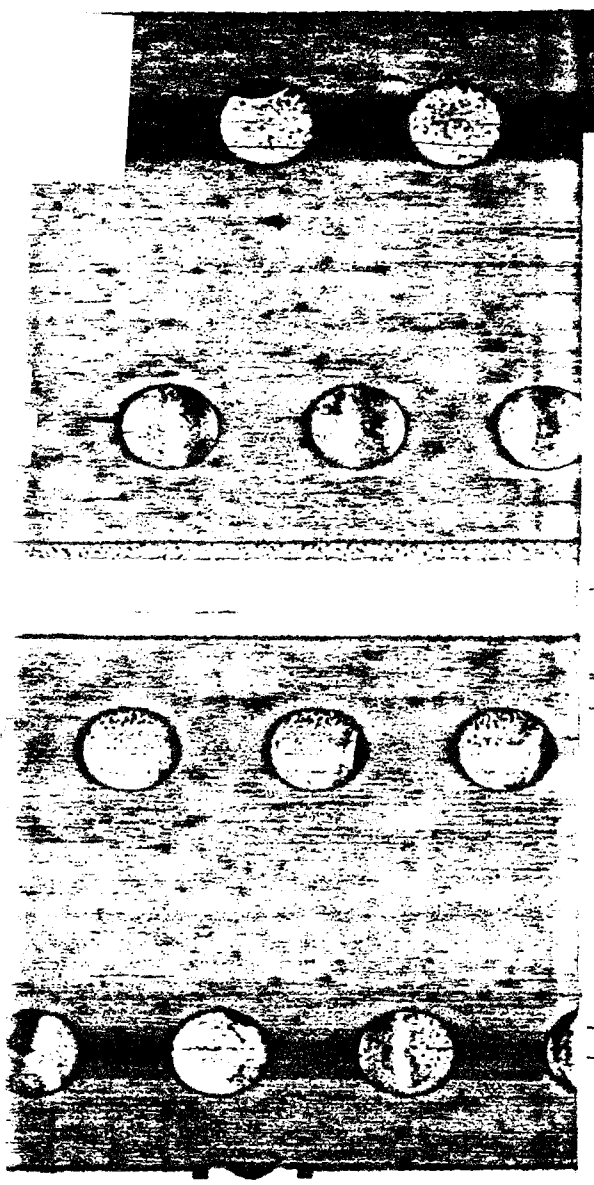
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 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 10154 PG 453

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 115900.00
				CON TX 428.83
				PRFEE 1.00
				WDEED 8.00
				TOTAL 437.83
				CHECK 437.83
		08/13/96	01	09:37 0001 6336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13894
IDENTIF. # REFERENCE

96 AUG 13 AM 8:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018922