STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,992

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 96

Notary Public

MY COMMISSION EXPIRES: 1-29-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NASSUM-96-3010
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
Steven G. Oliver	Cenlar Federal Savings Bank	MAP 84-14
(NAME)	(NAME)	
122 Dellrose Avenue	425 Phillips Blvd.	PARCEL 147
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Trenton, New Jersey 08628	
(CITY) (STATE) (ZIP)	(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, Karen G. Johnson, An Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven G. Oliver, An Unmarried Person

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. 4, Section Two on the PLan of Donelson Meadows, as of record in Plat Book 2133, Page 100 and 101, 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 Karen G. Johnson, an unmarried person, by deed from Karen A. Haynes, a widow, of record in Deed Book 9860, page 117, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Kenneth D. Haynes and wife, Karen A. Haynes and further assumed by Karen G. Johnson, to City Federal Savings Bank, dated November 13, 1987, of record in Book 7404, page 123, which the Grantees herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2283, page 361, and in Deed Book 3946, Page 916,, Register's Office for said County.

This conveyance is subject to a plan of record in Plat Book 2133, Pages 100 and 101 which reveals a 30 foot minimum building setback line which extends across the front of subject property and a 10 foot easement for public utility and drainage which extends across the rear of subject property.

This conveyance is subject to an easement for sewer of record in Book 4896, Page 151, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 122 Dellrose Avenue, 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 my hand this 13th day of August 19 96

Karen G. Johnson

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 Karen G. Johnson, An Unmarried Person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 19 96.

Commission expires 1-29-2000

Patricia M Bogue
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

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

96 AUG 16 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0215171
IDENTIF. & REFERENCE

7729 08/16 0101 03CHG 341.38

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

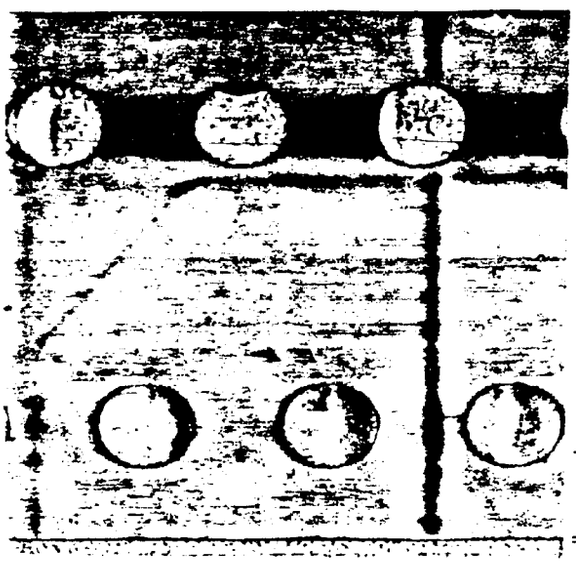
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

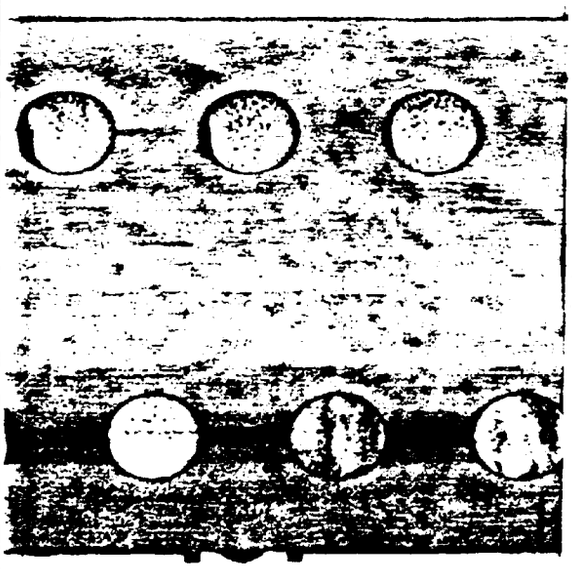
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 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 10158 PG 376

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	89831.92
			CON TX	332.38
			PRFEE	1.00
			WDEED	8.00
			TOTAL	341.38
			CHECK	341.38
08/16/96	01		10:07 0001	7729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215171
IDENTIF. # REFERENCE

96 AUG 16 AM 10: 04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1020295