BOOK 10163 PG 445

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: October 17, 1996
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY** HCASH-96-2400
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 |
|---|---|---|
| Charles R. Dungan (NAME) | Charles R. Dungan (NAME) | |
| 137 Pepper Ridge Court (ADDRESS) | 137 Pepper Ridge Court (ADDRESS) | 149-05-0-A |
| Antioch, Tennessee (CITY) (STATE) (ZIP) | Antioch, Tennessee (CITY) (STATE) (ZIP) | 137.00 Co |

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, Johnny J. Dyer and wife, Myrtle C. Dyer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Dungan and wife, ~~Anita L. Dungan~~ Anita L. Dungan

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:

Land in Davidson County,Tennessee, being Unit 137 on the Plan of Phase Five Pepper Ridge Condominiums of record in Plat Book 8250, page 122, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Johnn J. Dyer and wife, Myrtle C. Dyer by deed from H. M. Proeprtiesw,Inc, a Tennessee Corporation of record in Deed Book 8700, page 402, 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 8684, page 880, Deed Book 8870, page 546, and Deed Book 9020, page 155,, Register's Office for said County. Also subject to a Master Deed Book 7466, page 248, and Amended in Deed Book 8672, page 17, Annexed in Deed Book 8684, page 880, Register's Office for said County.

0216808
IDENTIFICATION REFERENCE

96 AUG 21 PM 2:33
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 137 Pepper Ridge Court, Antioch, 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 31st day of July, 19 96

Johnny J. Dyer

Myrtle C. Dyer

BOOK 10163 PG 446

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 Johnny J. Dyer and wife, Myrtle C. Dyer

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 31st day of July, 19 96.

Commission expires October 17, 1996

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

**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

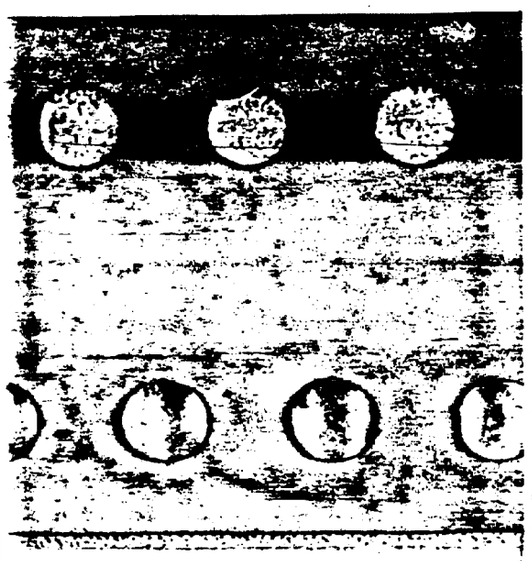
☐ 111 W. College Street
Murfreesboro, Tennessee 37130

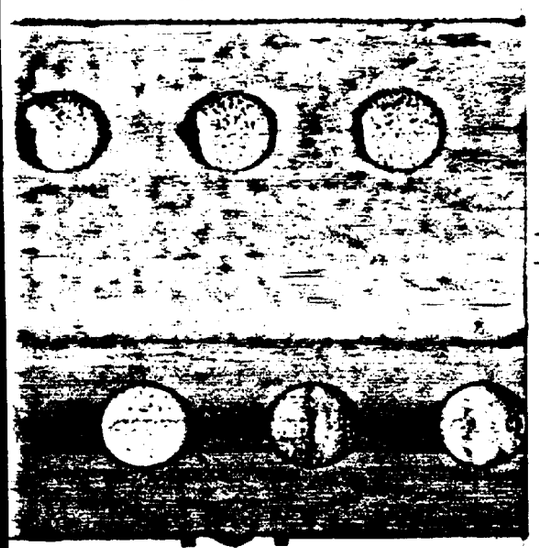
☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

9452 08/21 0101 01 BOOK



360-87





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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 447

| | | |
|---|---|---|
| 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 | 95100.00 |
| CON TX | 351.87 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 360.87 |
| CHECK | 360.87 |

08/21/96 01 14:36 0001 9452

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0216808
IDENTIF. # REFERENCE

96 AUG 21 PM 2:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1022012