BOOK 10179 PG 331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,458.47

Ramona F. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 3/25/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY** NASSUMP 96-3154
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 |
|---|---|---|
| Ramona F. Binkley (NAME) | Norwest Mortgage, Inc. (NAME) | MAP 95-5-A |
| 2009 Farley Place (ADDRESS) | 405 S.W. 5th Street (ADDRESS) | PARCEL 5 |
| Nashville, Tennessee 37210 (CITY) (STATE) (ZIP) | Des Moines, Iowa 50328 (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, Donald L. Smith and wife, Jane L. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramona F. Binkley, 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. 5, Belle Acres, Section One-Revised, Lots 1 thru 7, 42 thru 44, 46 thru 51 as of record in Plat Book 5200, Page 144 Revised in Plat Book 5200, page 227, 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 Donald L. Smith and wife, Jane L. Smith by deed from Vicki C. Jones, unmarried of record in Deed Book 9883, page 193, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Donald L. Smith and Jane L. Smith, Husband and wife, to First Bank & Trust, dated December 5, 1995, with an approximate unpaid balance of 68,358.47, of record in Trust Book 9883, page 196 and Assigned in Book 9924, page 796 and Assigned in Book 10119, page 796, of said Register's Office, which the Grantees herein hereby assume and agree 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 5408, page 360 and Deed Book 5410, page 771, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 2009 Farley Place, Nashville, Tennessee 37210
(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 29th day of August 19 96

Donald L. Smith by Jane L. Smith, atty. in fact
Donald L. Smith

Jane L. Smith
Jane L. Smith

BOOK 10179 PG 332

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 Jane L. Smith

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 29th day of August, 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

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of August, 1996, before me personally appeared Jane L. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donald L. Smith, and who acknowledged that she executed the same as the free act and deed of the said Donald L. Smith by virtue of that Power of Attorney, duly executed by the said Donald L. Smith and appearing of record in Book 10179, page 330, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, TN, this 29th day of August, 1996.

My Commission Expires: 5/23/98

Notary Public

IDENTIFICATION REFERENCE 0221522

96 SEP -5 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4471 09/05 08:0 03CHECK 277.10

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

**EDWARD SEDDON**
ATTORNEY - AT - LAW

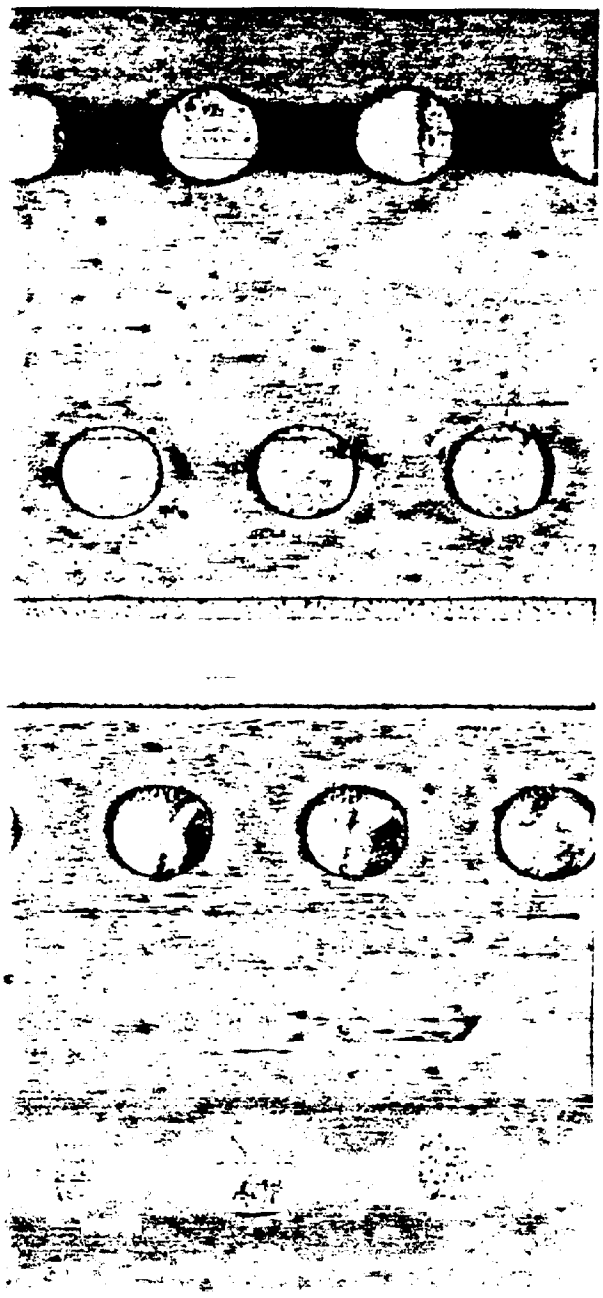
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 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 10179 PG 333

| | | |
|---|---|---|
| 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 | 72458.47 |
| | | | CON TX | 268.10 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 277.10 |
| | | | CHECK | 277.10 |
| 09/05/96 | 01 | 09:07 | 0001 | 4471 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221522

IDENTIF. ↑ REFERENCE

96 SEP -5 AM 9:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1026972