file box 52

BOOK 10209 PG 875

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 3/6/99 *
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NSO-96-3451
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 T. Kirkpatrick	First Trust Mortgage Company	MAP 84-11
(NAME)	(NAME)	
2324 Dennywood Drive	P. O. Box 17257	PARCEL 99
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Memphis, TN 38187-0257	
(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, Thomas V. Lee and wife, Monica S. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Kirkpatrick and wife, Allison E. Kirkpatrick

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. 117 on the Plan of Maplecrest Subdivision, as of record in Plat Book 1835, Page 27, 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 Thomas V. Lee and wife, Monica S. Lee and Patrick A. Lee by deed from Mark S. Sturgis and wife, Sherrie G. Sturgis F/K/A Sherrie G. Bean of record in Deed Book 9323, page 142 and by Quitclaim Deed to Thomas V. Lee and wife, Monica S. Lee from Patrick A. Lee of record in Book 9949, Page 447, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1874, page 452, Register's Office for said County.

This conveyance is subject to a Telephone Easement of record in Plat Book 1835, page 27, Register's Office for said County.

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

0231463

IDENTIFICATION REFERENCE

OCT -1 PM 1:59

REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 2324 Dennywood 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 ~~30th~~ 27th day of September 19 96

Thomas V. Lee

Thomas V. Lee

Monica S. Lee

Monica S. Lee

BOOK 10209 PG 876

STATE OF VIRGINIA
COUNTY OF Loudoun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas V. Lee and wife, Monica S. Lee

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 Ham. Ston VIRGINIA, ~~Tennessee~~, this ~~30th~~ 27th day of September 19 96.

Commission expires NOV 30 1997

Notary Public
Billie J. Crouch

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

5070 10/01 0101 03CHECK 278.73

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

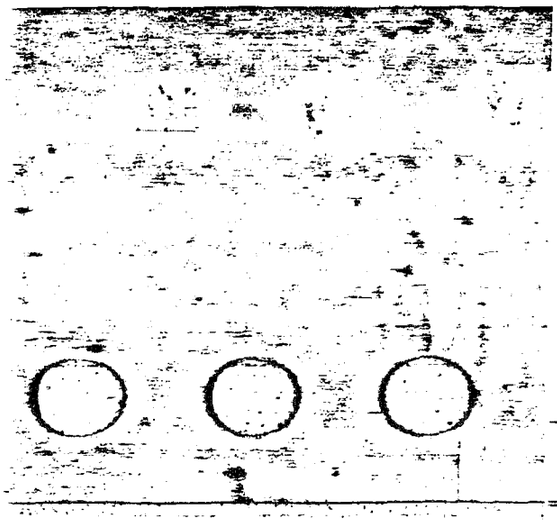
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 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

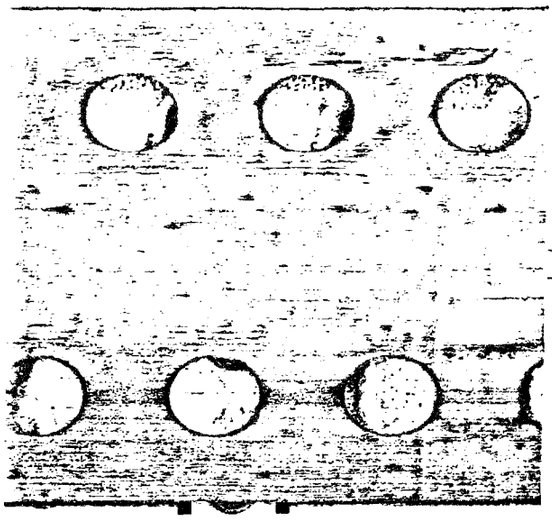
RECEIVED OF _____

FOR _____

BOOK 10209 PG 877

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 72900.00
CON TX 269.73
PRFEE 1.00
WDEED 8.00
TOTAL 278.73
CHECK 278.73

10/01/96 01 14:02 0001 5070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT -1 PM 1:59

0231463
IDENTIFICATION REFERENCE

REGISTER
DAVIDSON COUNTY, TN.

No. 1072159

No. [redacted]