BOOK 10218 PG 494

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 8/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NCWF-96-3262
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
Shawn P. Fox	Countrywide Home Loans	MAP 75-13
(NAME)	(NAME)	
122 Bonnabrook Drive	155 N. Lake Ave., P.O. Box 7137	PARCEL 110
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Pasadena, CA 91109-7137	
(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, Ann James, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn P. Fox and wife, Katherine A. Fox

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. 303, on the Plan of Hermitage Hills, Section 4, of record in Book 2900, Page 136, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Ann James, an unmarried person by Quitclaim Deed from James W. Womble filed for record in Deed Book 10109, Page 762, Register's Office for Davidson County, Tennessee and by deed from Robert E. Earheart of record in Deed Book 5112, Page 43, aforesaid Register's Office.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3181, page 587, Register's Office for said County.

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

0233837
IDENTIF. ^ REFERENCE

96 OCT -8 AM 8:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7601 10/08 0101 03CHECK 290.20

unimproved ( )
This is improved (X) property, known as 122 Bonnabrook Drive, Hermitage, Tennessee 37076
(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 2nd day of October 19 96

Ann James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10218 PG 495

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann James, a single 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 2nd day of October, 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

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

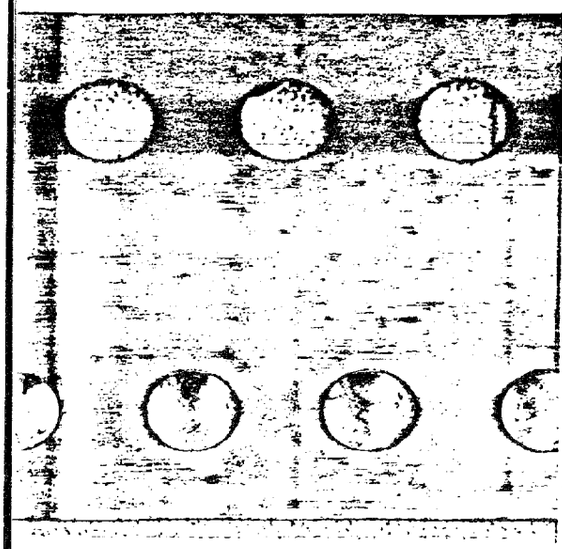
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

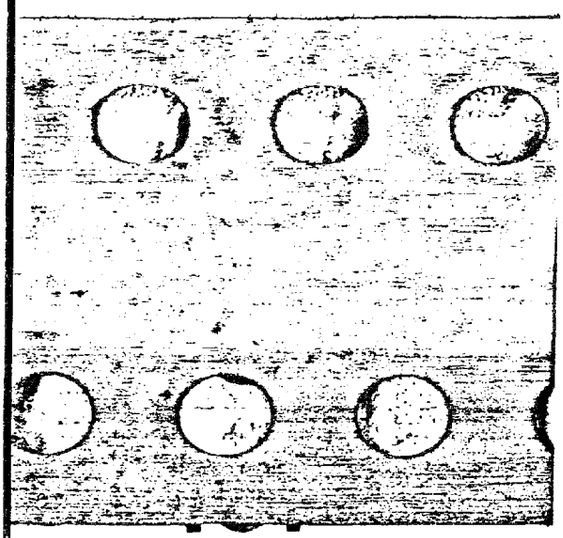
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 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 10218 PG 496

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	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	8.00
TOTAL	290.20
CHECK	290.20

10/08/96 01 08:06 0001 7601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233837
IDENTIF. A REFERENCE

96 OCT -8 AM 8:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074662

No