BOOK 10227 PG 375

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 5/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY NSOMC-96-3445
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
John Duke (NAME)	Source One Mortgage Corpo (NAME)	MAP 106-14
1959 Gatlin Drive (ADDRESS)	27655 Farmington Road (ADDRESS)	PARCEL 10
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334 (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, Leonard Mitchell Leverette and Louise H. Leverette, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Duke and wife, Barbara Duke

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. 22 on the Plan of Raymond Heights, as of record in Plat Book 1424, Page 141, 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 Leonard Mitchell Leverette and wife, Louise H. Leverette by deed from Bobby R. Sexton and wife, Donna J. Sexton of record in Deed Book 5394, page 766, Register's Office for said County.

The said Leonard Mitchell Leverette and Louise H. Leverette having since divorced in Docket No. 95D-3320 filed for record in Minute Book 260B, page 1579, Circuit Court Clerks office for Davidson County, Tennessee. The said Leonard Mitchell Leverette and Louise H. Leverette now being both unmarried.

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

0236821
IDENTIFICATION REFERENCE
95 OCT 17 AM 10:03
FILED IN THE REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1959 Gatlin Drive, 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 15th day of October 19 96

Leonard Mitchell Leverette
Leonard Mitchell Leverette

Louise H. Leverette
Louise H. Leverette

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 Leonard Mitchell Leverette and Louise H. Leverette both unmarried

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 Nashville, Tennessee, this 15th 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

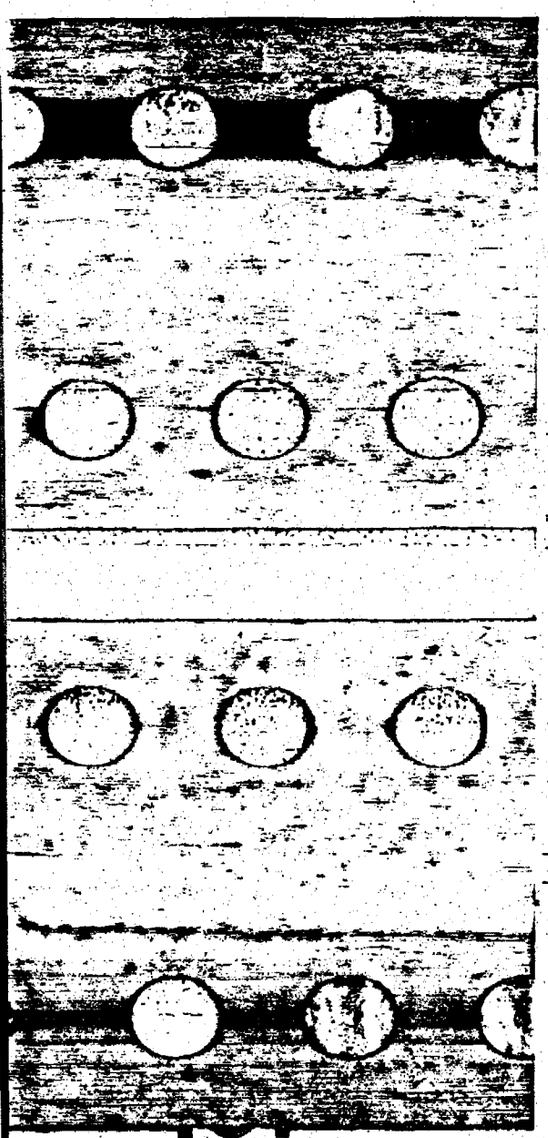
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

0759 10/17 0101 03 CK 273.55



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

RECEIVED OF _____

FOR _____

BOOK 10227 PG 377

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 71500.00
				CON TX 264.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 273.55
				CHECK 273.55
10/17/96	01			08:04 0001 0759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236821
IDENTIF. & REFERENCE

96 OCT 17 AM 8:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1077791

No. [redacted]