3

BOOK 10243 PG 307

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Donald T. Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 12/21/1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCN-SEJV-96-709

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald T. Freeman (NAME)	Southeastern Mortgage (NAME)	MAP 48
5163 Drakes Branch Road (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 60
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5014 (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, Lindsay K. Pruitt, a unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald T. Freeman, a married person

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 parts of Lots Nos. 9 and 10 on the plan of the Lands of W. J. Drake, deceased, as of record in Minute Book "J", Page 396 and 397, County Court Clerk's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, March 5, 1960, as follows:

Beginning at an iron pin in the center line of a private drive 400 feet, more or less, westerly from Drake's Creek Road, said iron pin also being located at the southwesterly corner of the property conveyed to Kenneth B. Jones, Jr., and wife, Lovella Howell Jones, by deed from J.R. Fuston and wife, Minnie E. Fuston, of record in Book 2997, Page 587, Register's Office for county; thence westerly along the center line of said private drive 258 feet, more or less, to an iron pin; thence north 20 deg. 20' east along a fence line 335 feet, more or less, and continuing North 20 deg. 20' east 465 feet, more or less, in all 800 feet more or less to an iron pin; thence south 77 deg. 00' east 275 feet to an iron pin; thence south 22 deg. 45' west 900 feet, more or less, to the beginning containing 5.1 acres.

Being the same property conveyed to Lindsay K. Pruitt, a unmarried person by Deed from Henry A. Maupin, Jr. and wife, Sharon K. Maupin and Edith Irene Maupin, of record in Deed Book 10233, Page 563, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
is improved (X) property, known as 5163 Drakes Branch Road, Nashville, Tennessee 37218
(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 18th day of October 19 96

Lindsay K. Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsay K. Pruitt, a unmarried 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 18th day of October 19 96

Commission expires _____

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

024-1762

IDENTIF. ↑ REFERENCE

96 OCT 31 AM 9:18

FELIX Z. ELLIS REGISTER
DAVIDSON COUNTY, TN.

5126 10/31 0101 03CHECK

175.

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

10/31/96 01 09:20 0001 6126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02417 62
IDENTIF. # REFERENCE

96 OCT 31 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 108307