FILE BOX 3

BOOK 10249 PG 542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

NCASH-96-3776

THIS INSTRUMENT WAS PREPARED BY EDWARD SEDDON, ATTORNEY AT LAW

111 W. College Street, Murfreesboro, TN 37130 | 313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 3 Maryland Farms Suite 110, Brentwood, TN 37027 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Bradshaw (NAME)	Steven Bradshaw (NAME)	MAP 108-8
3112 Lumberjack Road (ADDRESS)	150 Vivrett Lane (ADDRESS)	PARCEL 15
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	3D-85939

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, Rebecca Faye Link Ryan and husband, Michael A. Ryan (formerly Rebecca Faye Link)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Bradshaw and wife, Pat Bradshaw

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. 174 on the Plan of Larchwood, Section 2, as of record in Plat Book 5200, Pages 57, 58, 59, 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 Rebecca Fay Link, unmarried by deed from Merril Lynch Relocation Management, Inc. of record in Deed Book 6219, page 81, Register's Office for said County. The said Rebecca Fay Link having since married now being known as Rebecca Fay Link now Ryan.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5479, page 443, Book 5681, page 532 and Book 6011, page 130, Register's Office for said County.

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

Michael A. Ryan joins in this conveyance to convey any marital interest he may have to said property.

unimproved ( )
This is improved (X) property, known as 3112 Lumberjack Road, Nashville, Tennessee 37214
(House Number) (Sureet) (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 1st day of November, 19 96

Rebecca Faye Link Ryan

Rebecca Faye Link Ryan

Michael A. Ryan

542

BOOK 10249 PG 543

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 Rebecca Faye Link Ryan and husband, Michael A. Ryan

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 1st day of November, 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

024351 9

IDENTIF. ↑ REFERENCE

96 NOV -5 AM 8:35

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7981 11/05 0101 038 CK

340.15

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

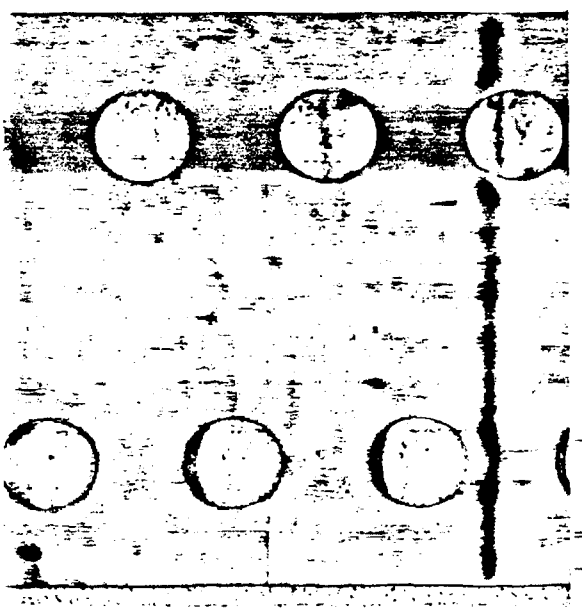
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

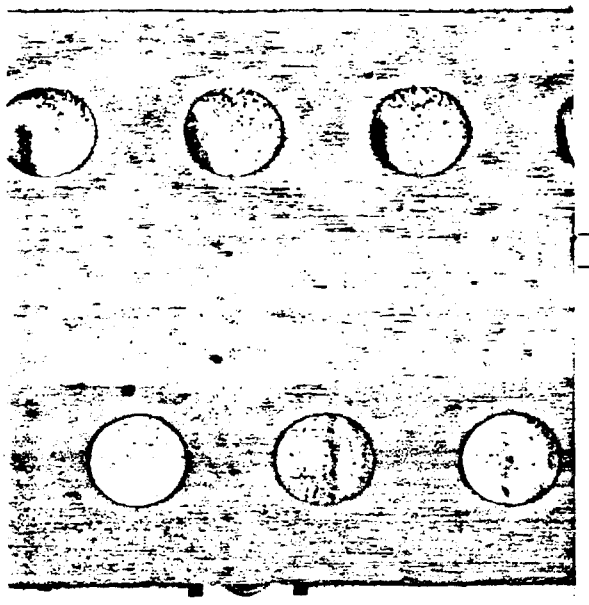
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 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 10249 PG 544

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	~~89500.00~~
			CON TX	331.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	340.15
			CHECK	340.15
11/05/96	01	08:36	0001	7981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02435 19
IDENTIF. ↑ REFERENCE

96 NOV -5 AM 8:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1084909