K 10313

Box 3

RUTHERFORD CO., TENNESSEE DEBBIE C. WILLIAMS NOTARY AT LARGE

BOOK 10313 PG 826

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 96

Debbie C Williams
Notary Public

MY COMMISSION EXPIRES: 6-16-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY SGTC-96-4342

111 W. College Street, Murfreesboro, TN 37130 MARY FRANCES RUDY, ATTORNEY AT LAW 155 Franklin Rd., Suite 150, 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
Ivan T. Pitts (NAME)	Guaranty Trust Company (NAME)	MAP 147-10-65
5014 West Durrett Drive (ADDRESS)	P. O. Box 1218 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (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, Estate of Esther Mae Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ivan T. Pitts and wife, Kimberly M. Pitts

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. 310, Caldwell Country Estates, Section 5, as shown by plat and survey of record in Book 3300, page 16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Esther Mae Davis, by deed from Richmond E. Jackson, Jr., et ux, Gladys C. Jackson, of record in Deed Book 8747, page 943, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3279, page 556, Register's Office for said County.

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

0262351
IDENTIFICATION REFERENCE

97 JAN -8 AM 8:08
RECEIVED FOR RECORD AND RECORDED IN
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5014 West Durrett Drive, Nashville, Tennessee 37211
(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 31st day of December 19 96

Estate of Esther Mae Davis
By Reda Louise Ferguson
Reda Louise Ferguson, Executrix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 1031 3 PG 827

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estate of Esther Mae Davis, Reda Louise Ferguson, Executrix

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 31st day of December, 1996.

Commission expires 6-16-97

Debbie C. Williams
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged himself/herself to be _____ and _____ 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

DEBBIE C. WILLIAMS NOTARY AT LARGE RUTHERFORD CTY. TENNESSEE

RETURN TO:
CUMBERLAND TITLE COMPANY

MARY FRANCES RUDY
ATTORNEY - AT - LAW

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

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

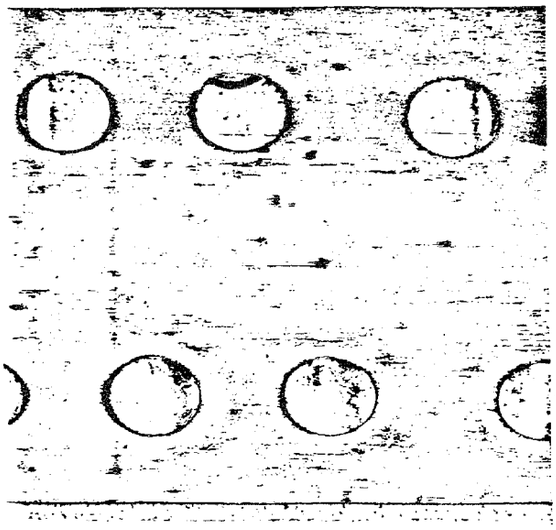
☒ 557 Sam Ridley Pkwy W, Ste A
Smyrna, Tennessee 37167

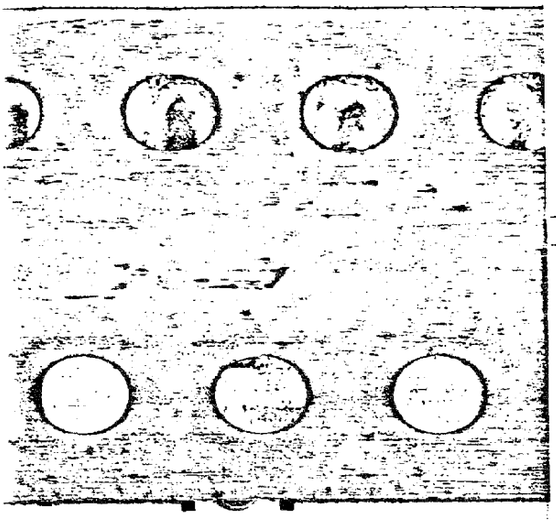
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

2901 01/08 03CHECK 305.00





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

RECEIVED OF _____

FOR _____

BOOK 10313 PG 828

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
01/08/97		01		08:06 0001 2901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262351
IDENTIFICATION REFERENCE

97 JAN -8 AM 8:08
REGISTER
DAVIDSON COUNTY, TN.

No. 1105430