3

BOOK 10371 PG 661

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: June 28th, 2000
(AFFIX SEAL)

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE KNOX COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY** TCB-CCI-97-152
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John R. Tibbott (NAME) | First American National Bank (NAME) | MAP 130-4 |
| 4215 Wallace Lane (ADDRESS) | First American Center (ADDRESS) | PARCEL 86 |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37237 (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, Charles Pavlu and wife, Melinda H. Pavlu

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Tibbott and wife, Natalia B. Tibbott

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. 38 on the Plan of Sneed Estates of record in Plat Book 2133, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles Pavlu and wife, Melinda H. Pavlu by Deed from Michelle Lavin, of record in Book 8727, Page 979, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 6037, Page 878, Register's Office for said County.

0279583
IDENTIF. & REFERENCE

97 MAR -6 PM 2:39
PHILIP C. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.

3432 03/06 0101 03CHECK 711.63

unimproved ( )
This is improved (X) property, known as 4215 Wallace Lane, Nashville, TN 37215
(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 28th day of February 19 97

Charles Pavlu by James A. Webb, III, as Attorney in Fact
Charles Pavlu by James A. Webb, III, as Attorney in Fact

Melinda H. Pavlu by James A. Webb, III, Conservator for the Estate of Jane Doe
Melinda H Pavlu by James A. Webb, III, Conservator for the Estate of Jane Doe

STATE OF TENNESSEE
COUNTY OF

BOOK 10371 PG 662

.Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of February, 1997, before me personally appeared James A. Webb, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Pavlu, and who acknowledged that he executed the same as the free act and deed of the said Charles Pavlu by virtue of that Power of Attorney, duly executed by the said Charles Pavlu and appearing of record in Book 10371, page 666, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 1997.

My Commission Expires: June 28th, 2000

Philip Davis Alexander
Notary Public

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE KNOX COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of February, 1997, before me personally appeared James A. Webb, III, Conservator for the Estate of Jane Doe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melinda H. Pavlu, and who acknowledged that he executed the same according to the Order Granting Petition of Conservator for Sale of Residence, according to Docket No. 94P-740, Probate Court Clerk's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 1997.

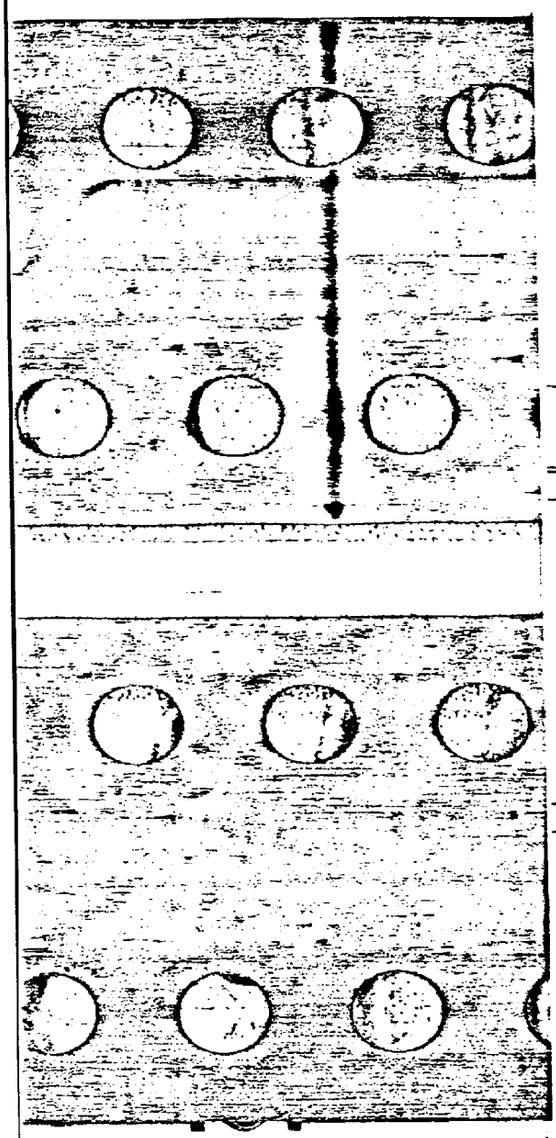
My Commission Expires: June 28th, 2000

Philip Davis Alexander
Notary Public

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE KNOX COUNTY TENNESSEE

**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 _____

BOOK 10371 PG 663

| | | |
|---|---|---|
| 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 | |
| | | | | 189900.00 |
| | | | CON TX | 702.63 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 711.63 |
| | | | CHECK | 711.63 |
| 03/06/97 | 01 | | 14:39 0001 | 343 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279583
IDENTIF. # REFERENCE

97 MAR -6 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123814