This instrument being re-recorded to reflect the correct page of Deed of trust in assumption clause and to add the Power of Attorney Notary acknowledgement as required.

BOOK 9417 PAGE 193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,774.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 94

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 | 111 West College Street, Murfreesboro, TN 37130 | 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Ricketts (NAME)	National Mortgage Company (NAME)	MAP 76-9
401 Stoner Creek Court (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 18
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (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, Richard L. Polston, Jr. and wife, Donna M. Polston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Ricketts and wife, Tracey Ricketts

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. 35 on the Plan of Stoner Mill, Section 1, as of record in Plat Book 6900, page 824 & 825, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to a Deed of Trust executed by Richard L. Polston, Jr. and wife Donna M. Polston to National Mortgage Company, dated November 27th, 1989, with an approximate unpaid balance of $75,774.36, of record in Trust Book 7995, page 223,* of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

* 223

Being the same property conveyed to Richard L. Polston, Jr. and wife, Donna M. Polston by Deed from The Tisdale Company, of record in Deed Book 7995, Page 232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7733, page 559, Register's Office for said County.

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

BOOK 10393 PG 247

RE-RECORD

0761 07/26 0101 03CHECK 333.76

unimproved ( )
This is improved ( ) property, known as 401 Stoner Creek Court, Hermitage, Tennessee 37076
(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 23rd day of July, 19 94

Richard L. Polston Jr by Donna L VanKluyve attny-in-fact
Richard L. Polston, Jr.

Donna M. Polston by Donna L VanKluyve attny-in-fact
Donna M. Polston

BOOK 9417 PAGE 194

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 Richard L. Polston, Jr. and wife, Donna M. Polston

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 23rd day of July, 19 94.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of July, 1994, before me personally appeared Donna VanKluyve, 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 Richard Polston, Jr. and Donna Polston, and who acknowledged that she executed the same as the free act and deed of the said Richard Polston, Jr. and Donna Polston by virtue of that Power of Attorney, duly executed by the said Richard Polston, Jr. and Donna Polston and appearing of record in Book 9417, page 191, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1994.

My Commisssion expires: 5-23-98

Notary Public

74632
IDENTIF. ↑ REFERENCE
94 JUL 26 AM 8:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10393 PG 248
RE-RECORD

RE-RECORD
IDENTIF. ↑ REFERENCE
97 MAR 27 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
02875 86

2023 03/27 0911 CRD

RETURN TO:
CUMBERLAND TITLE COMPANY

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 245 Dover Road
Clarksville, Tennessee 37040