Bk 3

BOOK 10482 PG 539

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 97

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES: 3/3/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
TCB - PHH - 97 - 455

111 W. College Street, Murfreesboro, TN 37130 | 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076 | 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
Timothy W. Frazee (NAME)	PHH MORTGAGE SERVICES (NAME)	MAP 28
5200 Ridge Road (ADDRESS)	6000 Atrium Way (ADDRESS)	PARCEL 30
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Timothy D. Henderson and wife, Paula Ann Henderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Frazee and wife, Josyanne L. Frazee

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 the 14th Civil District of Davidson County, Tennessee, being part of that certain 21 acre tract which was conveyed to Gary E. Henderson and wife, et. al., by deed from James E. Green, Jr., and wife, recorded in Book 6773, Page 658 in the Register's Office for said County, described as follows:

In order to determine the True Point of Beginning (TPOB), begin at an iron pin in the northly margin of Ridge Road at (a) the southwest corner of said 21 acre tract and (b) the southeast corner of the Gloria H. Boyles property (6954-451); thence with the northerly margin of Ridge Road; (a) south 55 deg. 23 min. 29 sec. east 3.41 feet, (b) eastwardly along a curve to the left, having a radius of 562.26 feet and a delta angle of 61 deg. 03 min. 29 sec. 599.18 feet, (c) north 63 deg. 33 min. 02 sec. east, passing an iron pin at 15.00 feet, a total distance of 331.68 feet and (d) eastwardly along a slight curve to the right, having a radius of 2,387.53 feet and a delta angle of 03 deg. 15 min. 49 sec. 135.99 feet to an iron pin in the TPOB; thence leaving the northerly margin of Ridge Road, north 21 deg. 11 min. 31 sec. West 542.78 feet to an iron pin and south 74 deg. 41 min. 26 sec. west 714.68 feet to an iron pin at (a) a break in the westerly lines of said 21 acre tract and (b) a break in the easterly lines of said Boyles' property; thence with (a) a westerly line of said 21 acre tract and (b) an easterly line of said Boyles property and continuing with a westerly line of the Stephen C. Harper, et ux property (6518-318), north 43 deg. 35 min. 25 sec east 1,575.63 feet to an iron pin at (a) the most northerly corner of said 21 acre tract and (b) the northwest corner of the Donald L. Hudgins, et al., property (6758-237); thence with (a) the easterly lines of said 21 acre tract and (b) the westerly lines of said Hudgins property, south 07 deg. 54 min. 16 sec. west 985.73 feet to an iron pin and south 09 deg. 54 min. 40 sec. east 432.28 feet to an iron pin in

CONTINUED

unimproved ( )
This is improved (X) property, known as 5200 Ridge Road, Joelton, Tennessee 37080
(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 30th day of April 19 97

Timothy D. Henderson

Paula Ann Henderson

BOOK 10482 PG 540

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 Timothy D. Henderson and wife, Paula Ann Henderson

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 Brentwood, Tennessee, this 30th day of April, 19 97.

Commission expires 3/3/99

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

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

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

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

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

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite 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

LEGAL DESCRIPTION CONTINUATION

the northerly margin of Ridge Road; thence with the northerly margin of Ridge Road: (a) south 68 deg. 21 min. 19 sec. west 86.58 feet and (b) westwardly along a slight curve to the left, having a radius of 2,387.53 feet and a delta angle of 01 deg. 32 min. 27 sec. 64.21 feet to the TPOB.

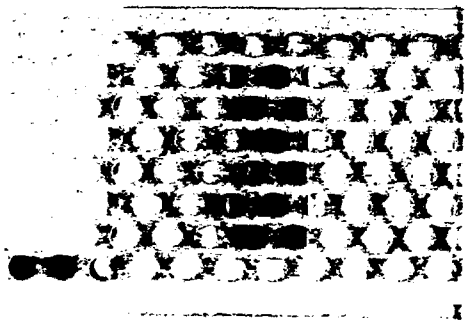
Being part of the same property conveyed to Timothy D. Henderson and wife, Paula Ann Henderson by Deed from Gary E. Henderson and Elizabeth Anne Henderson (formerly husband and wife) and Timothy D. henderson and wife, Paula Ann Henderson (formerly Paula Ann Watson), of record in Deed Book 7546, Page 137, Register's Office for Davidson County, Tennessee.

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

03 12729
IDENTIF. ▲ REFERENCE

97 JUN -5 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9548 06/05 0101 03CHECK 679.00



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

RECEIVED OF _____

FOR _____

BOOK 10482 PG 542

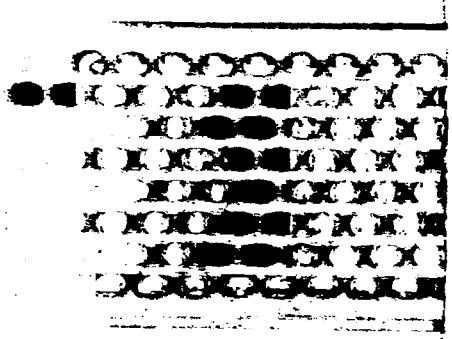
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 12.00
TOTAL 679.00
CHECK 679.00

06/05/97 01 13:55 0001 9548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03127 29
IDENTIF. ↑ REFERENCE

97 JUN -5 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159468