3

BOOK 10490 PG 214

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,750.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-23-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
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 Valley Boulevard, Nashville, TN 37217 — 1985-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Everett (NAME)	First Bank & Trust (NAME)	MAP 95-11-154
2405 Woodberry Drive (ADDRESS)	P. O. Box 130 (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Mt. Juliet, Tennessee 37122 (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, Catherine Susan Spurgeon, William Francis Spurgeon, Virginia Bates Vaughter and Thomas Edward Bates, heirs to the estate of Georgia R. Spurgeon HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Everett and wife, Pamela Everett

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. 41 on the Plan of Merry Oaks, Section II, as of record in Plat Book 2133, Page 8, 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 William Spurgeon, Jr. and wife, Georgia R. Spurgeon by Deed from Bertha A. Judd, of record in Deed Book 5073, Page 966, Register's Office for Davidson County, Tennessee. The said William Spurgeon, Jr. and wife, Georgia R. Spurgeon having since died and leaving said property to their heirs, William Francis Spurgeon, Catherine Susan Spurgeon, Virginia Bates Vaughter and Thomas Edward Bates by Will.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 2096, page 1, Book 2338, page 566 (Certificate correction on Lots 16 & 17), Register's Office for said County.

This conveyance is subject to a 10 foot easement for TVA Transmission line purposes located on the rear of lot.

2279 06/12 0101 03CHECK 381.75

( ) unimproved
This is improved (X) property, known as 2405 Woodberry Drive, Nashville, Tennessee 37214
(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 ____ day of ____ 19____

x Catherine Susan Spurgeon executrix
Catherine Susan Spurgeon, Executrix

x William Francis Spurgeon by Virginia Bates Vaughter attorney in fact
William Francis Spurgeon

x Thomas Edward Bates by Virginia Bates Vaughter attorney in fact
Thomas Edward Bates

x Catherine Susan Spurgeon
Catherine Susan Spurgeon, Individually

x Virginia Bates Vaughter
Virginia Bates Vaughter

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10490 PG 215

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Susan Spurgeon, Virginia Bates Vaughter, individually and Executrix

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 Hermitage, Tennessee, this ____ day of May 19 97

Commission expires 5-23-98

Mary Frances Rudy
Notary Public

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

97 JUN 12 AM 9:21
ELAINE BEELER REGISTER
DAVIDSON COUNTY, TN.

INSERT AT REFERENCE

0315239

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 1997, before me personally appeared Virginia Bates Vaughter, 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 William Francis Spurgeon, and who acknowledged that she executed the same as the free act and deed of the said William Francis Spurgeon by virtue of that Power of Attorney, duly executed by the said William Francis Spurgeon and appearing of record in Book 10490, page 211, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 1997.

My Commission Expires: 5-23-98

Mary Frances Rudy
Notary Public

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 1997, before me personally appeared Virginia Bates Vaughter, 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 Thomas Edward Bates, and who acknowledged that she executed the same as the free act and deed of the said Thomas Edward Bates by virtue of that Power of Attorney, duly executed by the said Thomas Edward Bates and appearing of record in Book 10490, page 213, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, TN, this 29th day of May, 1997.

My Commission Expires: 5-23-98

Mary Frances Rudy
Notary Public

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MARY FRANCES RUDY
ATTORNEY - AT - LAW
4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

RETURN TO:
CUMBERLAND TITLE COMPANY

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

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

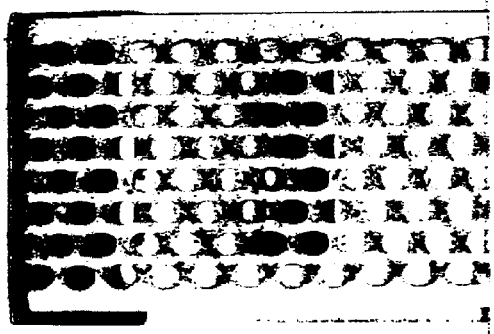
☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

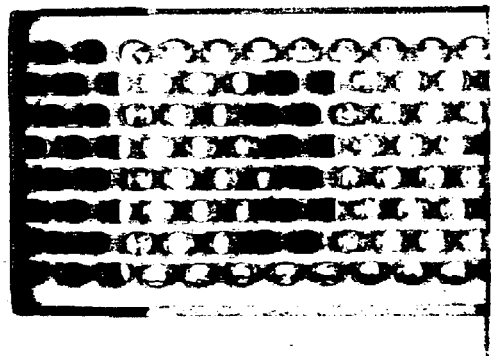
BOOK 10490 PG 216

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
100750.00
CON TX 372.78
PRFEE 1.00
WDEED 8.00
TOTAL 381.78
CHECK 381.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2279



03 | 5239
IDENTIF. ↑ REFERENCE

97 JUN 12 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1162179