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BOOK 10494 PG 167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,900.00

W. Keith Ridley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: 3/3/98
(AFFIX SEAL)

EPSB-97-1408

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 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
W. Keith Ridley	PACIFIC SOUTHWEST BANK	108-8-C-10.00 CO
(NAME)	(NAME)	
1308 Quail Court East	4144 North Central Exwy, Ste 160	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Dallas, TX 75204	
(CITY) (STATE) (ZIP)	(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, James H. Joscelyn, Jr. and wife, Denise I. Joscelyn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Keith Ridley, A Single Man

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 Davidson County, Tennessee, being Unit No 10, Lot No. 74, of Quail Valley, Section 2, Phase III, a horizontal property regime established by Master Deed of record in Book 5884, Page 534, the Plat of Whic is of record in Plat Book 5200, Page 417, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James H. Joscelyn, Jr. and Denise I. Clifton with right of survivorship by deed from Steven Johnson and wife, Suzanne Johnson of record in Deed Book 7517, page 20, Register's Office for said County. James H. Joscelyn, Jr. and Denise I. Clifton having since married.

Denise I. Clifton and Denise I. Joscelyn is one in the same person.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley, of record in Book 5884, page 534, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1308 Quail Court East, Nashville, Tennessee
(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 5th day of June 19 97

James H. Joscelyn, Jr.

Denise I. Joscelyn

BOOK 10494 PG 168

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 James H. Joscelyn, Jr. and wife, Denise I. Joscelyn

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 5th day of June, 1997.

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

IDENTIF. & REFERENCE

97 JUN 16 PM 3:29

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

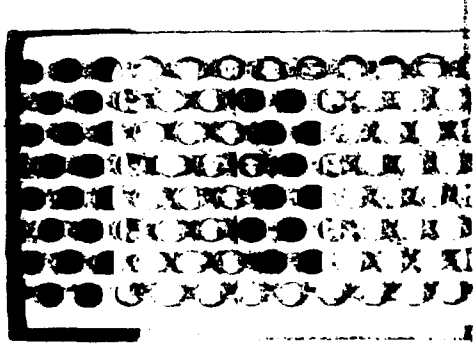
03164487

3678 06/16 0101 03 CHECK

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027



)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10494 PG 169

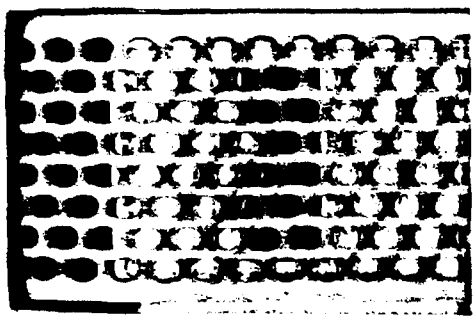
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65900.00
CON TX 243.83
PRFEE 1.00
WDEED 8.00
TOTAL 252.83
CHECK 252.83

06/16/97 01 15:29 0001 3678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03164487

IDENTIF. ↑ REFERENCE

97 JUN 16 PM 3:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1163562