BK 10504

REC OFF

BOOK 10504 PG 343

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,000.00
Affiant Tony A. Curtner
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF June 19 97
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130 — 4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 155 [illegible] Rd., Suite 150, [illegible] TN 37027
1885-C Ft. [illegible] Pike, [illegible] TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dani Lynn Curtner (NAME)	First Union Mortgage Corporation (NAME)	MAP 98-2
5404 Roxborough Point (ADDRESS)	1100 Corporate Center Drive (ADDRESS)	PARCEL 68
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Raleigh, NC 27607-5066 (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, David S. Francis, III and wife, Heather L. Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dani Lynn Curtner and husband, Tony A. Curtner

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 Lot Number 15 on the plan of Roxborough East, Phase II-B, as of record in Plat Book 7900, Page 601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description.

Being the same property conveyed to David S. Francis, III and wife, Heather L. Francis by Deed from Larry W. Powell of record in Book 9691, page 451, 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 8727, Page 739, Register's Office for said County.

97 JUN 25 AM 8:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

03193511
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 5404 Roxborough Point, Hermitage, TN 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 20th day of June 19 97

David S. Francis, III

Heather L. Francis

OFF REC

BOOK 10504 PG 344

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 David S. Francis, III and wife, Heather L. Francis

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 20th day of June, 19 97.

Commission expires 9/10/99

JUDY BERNAL 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

6930 06/25 0101 03CHECK 504.80

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 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
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 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 _____

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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 134000.00
CON TX 495.80
PRFEE 1.00
WDEED 8.00
TOTAL 504.80
CHECK 504.80

06/25/97 01 08:31 0001 6930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 I 935 II
IDENTIF. ↑ REFERENCE

97 JUN 25 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166752