OFF REC



BOOK 10504 PG 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00
Edwin A Tunis Jr
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 97
Notary Public
MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130 | 313 E. Main Street Suite 5, Hendersonville TN 37075 | 4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076 | 1157 Valtee Boulevard Nashville, TN 37217 | EPSW-97-1426 | 155 Franklin Rd., Suite 450, Brentwood, TN 37027 | 1888-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Edwin A. Tunis, Jr. (NAME) | Pacific Southwest Bank (NAME) | 50-3-B-207 |
| 1603 Berrywood Way (ADDRESS) | 4144 N. Central Expwy, Ste 106 (ADDRESS) | |
| Nashville, Tennessee 37207 (CITY) (STATE) (ZIP) | Dallas, TX 75205 (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, Paul Raymond Kail, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin A. Tunis, Jr., an unmarried person

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. 120 on the plan of Amended Final Plat of Mulberry Downs, Phase 1B, as shown of record in Plat Book 7900, Page 818, 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 Paul Raymond Kail, an unmarried person by Deed from Phillips Builders, Inc, of record in Deed Book 9643, Page 413, 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 Deed Book 8053, page 316 amended in Book 9892, page 939, Register's Office for said County.

The said Paul Raymond Kail having since married, said spouse does not have to join in this conveyance due to the fact she was an untitled spouse.

unimproved ( )
This is improved (X) property, known as 1603 Berrywood Way, Nashville, Tennessee 37207
(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 20th day of June, 19 97

Paul Raymond Kail
Paul Raymond Kail

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

OFF REC

BOOK 10504 PG 427

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 Paul Raymond Hall

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 20th 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

97 JUN 25 AM 8:43
FELIX E. DELSUHR REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03193 78

**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

6959 06/25 0101 03CHECK

460.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10504 PG 428

| | | |
|---|---|---|
| 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 122000.00

CON TX 451.40

PRFEE 1.00

WDEED 8.00

TOTAL 460.40

CHECK 460.40

06/25/97 01 08:46 0001 6959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 031937B

97 JUN 25 AM 8:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166781