2

BOOK 10519 PG 162

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,900.00

Melissa G. Ashburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 97

Beverly J. Heathely
Notary Public

MY COMMISSION EXPIRES: 9-20-99
(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076

111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075
1187 Vultee Boulevard, Nashville, TN 37217
ECASH-97-1320
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa G. Ashburn (NAME)	same (NAME)	4D 39695
1305 Donelson Avenue (ADDRESS)	(ADDRESS)	44-14-76
Old Hickory, Tennessee 37138 (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, Lannie Brent Holland and wife, Dianne H. Holland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa G. Ashburn, 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:

Land in the Fourth Civil District of Davidson County, Tennessee, described as follows to wit:

Being Lot No. 33 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, page 75, in Register's Office for Davidson County, Tennessee; fronting 90 feet on Donelson Avenue.

Being the same property conveyed to Lannie Brent Holland by deed from Donnie R. Loman of record in Deed Book 8635, page 65, Register's Office for said County.

Lannie Brent Holland having since married. Dianne H. Holland joins in the conveyance of subject property for the purpose of conveying any marital interest she may have in said property.

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

unimproved ( )
This is improved (X) property, known as 1305 Donelson Avenue, Old Hickory, Tennessee 37138
(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 16th day of May 19 97

Lannie Brent Holland

Dianne H. Holland

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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 Lannie Brent Holland and wife, Dianne H. Holland

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 16th day of May 19 97

Commission expires 9-20-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

IDENTITY OF INSTRUMENT

03233299

97 JUL -7 AM 8:43

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

MARY FRANCES RUDY
ATTORNEY - AT - LAW

[X] 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

RETURN TO:
CUMBERLAND TITLE COMPANY

[ ] 513 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

1154 07/07 0011 03CHECK

237-83

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 88900.00
CON TX 238.93
PRFEE 1.00
WDEED 8.00
~~TOTAL 247.93~~
~~CHECK 247.93~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/97 01 08:40 0001 1154

VOID
CON TX 238.93-
CON TX 328.93
~~TOTAL 90.00~~
~~CHECK 90.00~~

07/07/97 01 08:40 0001 1155
1155 07/07 0101 03 ~~CHECK 90.00~~

Total $ 337.93

No. 1170720

0323299
IDENTIF. REFERENCE

97 JUL -7 AM 8:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN