BOOK 10524 PG 46

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 3-25-2000
(AFFIX SEAL)

TCB-ETCC-97-715

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
Raeanne Rubenstein (NAME)	Churchill Mortgage Corporation (NAME)	MASP 83-3
1101 Porter Road (ADDRESS)	761 Old Hickory Boulevard # 301 (ADDRESS)	PARCEL 185
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Marcella Y. Merritt and husband, Michael Grady Merritt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raeanne Rubenstein, unmarried

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. 1 on the Plan of W.S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, as of record in Plat Book 161, Page 153, 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 Marcella Y. Merritt and Husband, Michael Grady Merritt by Quitclaim Deed of record in Book 10501, page 598 and by Deed to Marcella Y. Merritt, married, Adolphus L. Lotts and wife, Grace H. Lotts by deed from Jerry L. Gabbard and T. Mark Brown, of record in Book 9496, Page 650, Register's Office for said County.

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

97 JUL 10 AM 9:19
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03246 80

unimproved ( )
This is improved (X) property, known as 1101 Porter Road, Nashville, Tennessee 37206
(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 2nd day of July 19 97

Marcella Y. Merritt by Karen Hobbs Attorney in Fact

Michael Grady Merritt by Karen Hobbs Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

BOOK 10524 PG 47

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of July, 1997, before me personally appeared Karen Hoff, 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 Marcella Y. Merritt and husband, Michael Grady Merritt, and who acknowledged that she executed the same as the free act and deed of the said Marcella Y. Merritt and husband Michael Grady Merritt by virtue of that Power of Attorney, duly executed by the said Marcella Y. Merritt and husband, Michael Grady Merritt and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of July, 1997.

My Commission Expires: 3-25-2000

Michelle Ruby
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

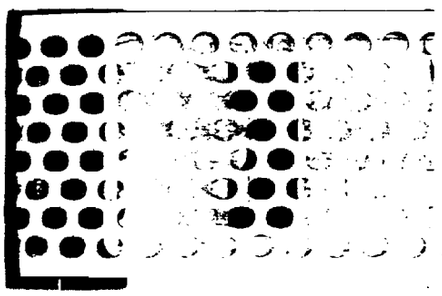
RETURN TO:
TITLE CONNECTION, INC.

- ☐ 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

07/10/97 0010 0252 BOOK

4454

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10524 PG 48

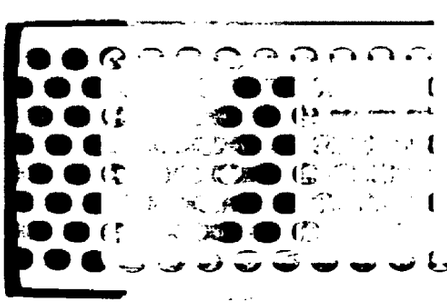
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	123000.00
CON TX	455.10
PRFEE	1.00
WDEED	8.00
TOTAL	464.10
CHECK	464.10

07/10/97 01 09:18 0001 2665

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0324580
IDENTIFICATION REFERENCE

97 JUL 10 AM 9:20

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1172416