file box 52

BOOK 10589 PG 159

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

TCB-NBC-97-1091

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
Kevin D. Bivings	Mid-State Financial Services,	MAP 172-8-A
(NAME)	(NAME)	
1449 Hunters Branch Road	2021 Richard Jones Road	PARCEL 103
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37215	
(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, Elaine P. Kolaks and husband, Edmond D. Kolaks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin D. Bivings and Calvin Bivings and wife, Carol Bivings

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. 103 on the Plan of Section Two-A, Hunters Branch, as of record in Plat Book 6250, Page 819, 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 Elaine P. Kolaks and husband, Edmond D. Kolaks by Quitclaim Deed from Elaine Frost, of record in Deed Book 9252, Page 610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6601, page 7, Register's Office for said County.

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

3129 09/02 0101 03CHECK 430.43

97 SEP -2 AM 9:55
REGISTER
DAVIDSON COUNTY, TN.
FELIX J. [illegible]

0343361
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1449 Hunters Branch Road, Antioch, Tennessee 37013
(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 28th day of August 19 97

Elaine P. Kolaks
Elaine P. Kolaks

Edmond D. Kolaks
Edmond D. Kolaks

BOOK 10589 PG 160

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine P. Kolaks and husband, Edmond D. Kolaks

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 28th day of August, 1997.

Commission expires 5-16-99

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

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 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

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

RECEIVED OF _____

FOR _____

BOOK 10589 PG 161

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	113900.00
			CON TX	421.43
			PRFEE	1.00
			WDEED	8.00
			TOTAL	430.43
			CHECK	430.43
09/02/97	01	09:56	0001	3129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0343361
IDENTIF. & REFERENCE

97 SEP -2 AM 9:55

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1192622