3

BOOK 10597 PG 134

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

TCB-ETCC-97-1095

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
Walter E. Costner (NAME)	Churchill Mortgage Corporation (NAME)	MAP 160-7
674 Hill Road (ADDRESS)	761 Old Hickory Boulevard # 301 (ADDRESS)	PARCEL 49
Brentwood, Tennessee 37027 (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, James E. Fitch and wife, Carolyn C. Fitch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter E. Costner and wife, Kimberly F. Costner

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 6th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of The Lands of William H. Broadwell, as of record in Book 475, page 462, Register's Office for said County, and described according to a survey by T.R. Sanford, dated October 31, 1964, as follows:

BEGINNING at an iron pin in the north margin of Hill Road, at the southeast corner of the property conveyed to John C. Jankins, Jr. and wife, by deed of record in Book 3507, page 549, said Register's Office; thence along Jenkins' east line, North 3 degrees 45' East 563 feet to an iron pin in the south boundary of Broadwell Acres, as of record in Book 2663, page 118, said Register's Office; being also the northeast corner of the John C. Jenkins, Jr. property herein abovementioned; thence along the boundary line of said Subdivision South 86 degrees 30' East 242 feet to a concrete monument poured around an iron pin; continuing with the west boundary line of said Subdivision South 3 degrees 20' West 285.5 feet to a concrete monument; thence along the north line of the property conveyed to Ione Mary Steltemier, by deed from D. E. Mallernee, Jr. and wife, of record in Book 3402, page 19, said Register's Office, North 87 degrees West 72.6 feet to a stake; thence with the west line of said property, South 379 feet to a point in the approximate center line of an old road (abandoned); thence with the center line of said old abandoned Road North 56 degrees West 50 feet to an iron pin in the northerly margin of Hill Road; thence with the margin of said Road, around a curve, in a westerly direction 173 feet to the beginning.

Being the same property conveyed to James E. Fitch and wife, Carolyn C. Fitch by Deed from Robert L. Russell and wife, Ruth Ann Russell, of record in Deed Book 4973, Page 606, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 674 Hill Road, Brentwood, Tennessee 37027
(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 27th day of August 19 97

James E. Fitch

Carolyn C. Fitch

BOOK 10597 PG 135

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Fitch and wife, Carolyn C. Fitch

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 Brentwood, Tennessee, this 27th day of August, 19 97.

Commission expires 3-3-99

NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

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

BOOK 10597 PG 136

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Sewer Easement of record in Deed Book 4940, page 792, Register's Office for said County.

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

0345271

IDENTIF. & REFERENCE

97 SEP -5 AM 9:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5124 09/05 0101 03CHECK 882.50

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

RECEIVED OF _____

FOR _____

BOOK 10597 PG 137

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
235000.00
CON TX 869.50
PRFEE 1.00
WDEED 12.00
TOTAL 882.50
CHECK 882.50

09/05/97 01 09:00 0001 5124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03452711
IDENTIF. ↑ REFERENCE

97 SEP -5 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY. TN.

No. 1194595