File Box 5

WARRANTY DEED

STATE OF TENNESSEE BOOK 10676 PG 501
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF October, 19 97

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(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
1187 Vultee Boulevard, Nashville, TN 37217
BTMC-97-3385
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
Wayne M. Cavender, Sr. (NAME)	Tennessee Mortgage Corporation (NAME)	MAP 61-6
504 Broadmoor Drive (ADDRESS)	139 Charter Place (ADDRESS)	PARCEL 26
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Lavergne, Tennessee 37086 (CITY) (STATE) (ZIP)	12DZ-13005

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, Tri County Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne M. Cavender, Sr. and wife, Joyce Ann Cavender

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. 174 on the Plan of Gra-Mar Acres, not of record, described according to a survey made Barge-Waggoner, Inc., Engineers, January 10, 1956, as follows:

BEGINNING on the southerly margin of Broadmoor Drive at a point 150 feet west of the northwest corner of Lot No. 151 on the Plan of Gra-Mar Acres, Section 9, as of record in Book 2330, Page 64, Register's Office for said County, being the corner of Lots Nos. 174 and 175 on said unrecorded plan; thence with a line between said two lots, South 8 deg. 21' East 168.20 feet to an iron pin; thence North 89 deg. 13' West 182.50 feet; thence North 3 deg. 37' East 30 feet; thence North 3 deg. 20' East 118.76 feet to an iron pin in the southerly margin of Braodmoor Drive; thence with same, eastwardly 150 feet to the beginning.

Being the same property conveyed to Tri County Builders, Inc. by Deed from Kevin L. Shrum and wife, Janet A. Shrum, of record in Book 10381, Page 418, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 504 Broadmoor Drive, Nashville, TN 37216
(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 30th day of October, 19 97

Tri County Builders, Inc.
By:
Robert B. Beck, President

BOOK 10676 PG 502

STATE OF TENNESSEE
COUNTY OF

,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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert B. Beck and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Tri County Builders, Inc. the within named bargainor, and corporation, and that he as such President 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 Robert B. Beck as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of October 19 97 .

My commission expires 9/15/99 _____
Notary Public

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC LARGE

97 NOV -7 AM 10:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03677624

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

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 3713[illegible]

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

9236 11/07 0401 03CHECK

416-[illegible]

OFFICIAL RECEIPT

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

BOOK 10676 PG 503

RECEIVED OF _____

FOR _____

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	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
TOTAL	416.00
CHECK	416.00

11/07/97 01 10:30 0001 9236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0367624
IDENTIFICATION REFERENCE

97 NOV -7 AM 10:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1218432