BOOK 1078 PG 759

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 3-3-99

(AFFIX SEAL)

TCB-ETCC-98-19

**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
100 Hazel Path, Suite A, 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 |
|---|---|---|
| Jeffrey B. Gorman (NAME) | Churchill Mortgage Corporation (NAME) | 75 - 11 240 |
| 804 Rachels View (ADDRESS) | 761 Old Hickory Boulevard # 301 (ADDRESS) | |
| Hermitage, Tennessee 37076 (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, Vaughn D. Spears and wife, Colleen H. Spears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey B. Gorman and wife, Sheila M. Gorman

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. 61-B of the Zone Lot Division of Lots 49 thru 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79 Rachel's Square Section 2, of record in Plat Book 6250, page 541, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Vaughn D. Spears and Colleen H. Spears by Warranty Deed from Secretary of Housing and Uban Development of record in Deed Book 8637, page 762, Register's Office for said County.

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

0391726 IDENTIF. ↑ REFERENCE

98 JAN 21 AM 8:14 REGISTER DAVIDSON CO. TN.

3775 01/21 0101 03CHECK 273.55

unimproved ( )
This is improved (X) property, known as 804 Rachels View, Hermitage, Tennessee 37076
(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 15th day of January 19 98

Vaughn D. Spears
Vaughn D. Spears

Colleen H. Spears
Colleen H. Spears

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 Vaughn D. Spears and wife, Colleen H. Spears

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 15th day of January, 19 98.

Commission expires 3-3-99

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.**

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

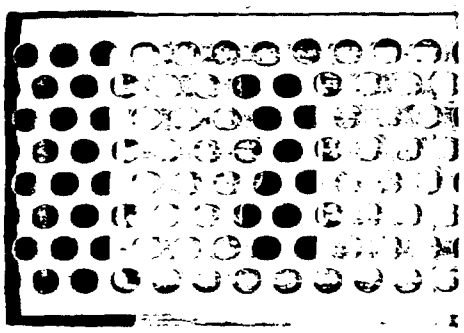
☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

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

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10762 PG 761

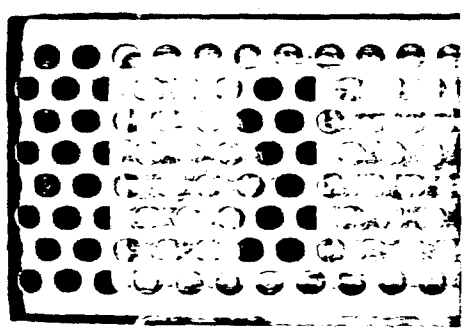
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 71500.00
CON TX 264.55
PRFEE 1.00
WDEED 8.00
TOTAL 273.55
CHECK 273.55

01/21/98 01 08:16 0001 3775

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



039726
IDENTIF. A REFERENCE

93 JAN 21 AM 8:14

REGISTER
COUNTY, TN.

**No.**1244397