WARRANTY DEED

EFTM-98-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10871 PG 808

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: 9/20/98
(AFFIX SEAL)

TRACEY TRUMPOUR NOTARY PUBLIC AT LARGE

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 450, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan E. Gibson (NAME)	First Trust Mortgage Company (NAME)	110-0-157
4815 Alvin Sperry Road (ADDRESS)	P. O. Box 17257 (ADDRESS)	
Mt. Juliet, Tennessee 37122 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Blaine A. Alleman, IV and wife, Valerie Pike Alleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan E. Gibson, 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:

A Tract of land inthe 4th Civil District of Davidosn COunty, Tennessee, described according to a survey by John Kohl & Company, P.C. dated August 23, 1985, as follows:

BEGINNING at a point in the center line of Alvin Sperry Road at a common corner with property of Harry Bright, of record in Deed Book 3498, page 361, Register's Office for Davidson County county, Tennessee; thence with South 50 deg. 00 min. West with U.S. Government Take Line, 111.00 feet to an iron pin; thence South 41 deg. 08 min. West with said U.S. Government Take Line 49.0 feet to an iron pin; thence south 83 deg. 15 min. West 257.4 feet to an iron pin; thence due North 139 feet to an iron pin ; thence West 85.9 feet, more or less, to a point; thence North 11 deg. 25 min. East 87.94 feet to a point; thence, South 78 deg. 04 min. East 416.86 feet to a point in teh westerly margin of Alvin Sperry Road, thence continuing in an easterly direction, 33 feet, more or less, to the point of beginning.

Being the same property conveyed to Blaine A. Alleman, IV by deed from Secretary of Housing and Urban Development, Jack Kemp, Trustee of record in Deed Book 8251, page 415, Register's Office for said County. The same being further conveyed to Blaine A. Alleman, IV and Valerie Pike by Quitclaim Deed from Blaine A. Alleman of record in Book 8260, Page 719, said Register's Office.

Valerie Pike is now known as Valerie Alleman, being one in the same.

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

unimproved ( )
This is improved (X) property, known as 4815 Alvin Sperry Road, Mt. Juliet, Tennessee 37122
(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 18th day of March, 19 98

Blaine A. Alleman, IV

Valerie Pike Alleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10871 PG 809

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Blaine A. Alleman, IV and wife, Valerie Pike Alleman

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that theyexecuted the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 18th day of March, 1998.

Commission expires 4/23/98

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

5529 04/03 0101 03CHECK 234.70

IDENTIF. & REFERENCE

98 APR -3 PM 1:36

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

04 21325

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 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

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

RECEIVED OF _____

FOR _____

BOOK 10871 PG 810

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 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 8.00
TOTAL 234.70
CHECK 234.70

04/03/98 01 13:38 0001 5529

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0421325
IDENTIF. ↗ REFERENCE

98 APR -3 PM 1:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275778