BOOK 10904 PG 92

WARRANTY DEED

EFRM-98-1685

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/98
(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC DAVIDSON COUNTY, TENN. 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
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy., Suite [illegible], Smyrna, TN 37167
155 Franklin Rd., Suite [illegible], Brentwood, TN 37027
1885-C Ft. Campbell Blvd., Suite [illegible], Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Hayes (NAME)	First Republic Mortgage (NAME)	Part of 70
4473 Cato Road (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Cecil Carman and Margaret Ann Carman Norfleet, Trustees Under the Will of Bethel P. Carman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Hayes and wife, Kimberly A. Hayes

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:

See Attached Exhibit A

98 APR 28 PM 2:27

0430674

RECEIVED FOR REFERENCE

unimproved ( )
This is improved (X) property, known as 4473 Cato Road, Nashville, Tennessee 37218
(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 16th day of April 19 98

Cecil Carman and Margaret Ann Carman Norfleet, Trustees Under the Will of Bethel P. Carman
By: Cecil Carman
Cecil Carman

Margaret A. Carman Norfleet
Margaret Ann Carman Norfleet

STATE OF TENNESSEE

BOOK 10904 PG 93

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil Carman and and Margaret Ann Carman Norfleet, Trustees Under the Will of Bethel P. Carman

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 Hermitage, Tennessee, this 16th day of April, 1998

Commission expires 3/23/98

Notary Public

DAVIDSON COUNTY, TENN. TRACEY TRUMPBOUR NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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

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

EXHIBIT "A" BOOK 10904 PG 94

Land lying in Davidson County, Tennessee and being more particularly described according tc a survey by First Financial Surveyors, Inc. dated April 20, 1998 as follows:

Beginning at an iron pin in the southerly margin of Cato Road, said point being George Cochran's northwesterly corner, as of record in Book 7505, Page 613, said point also being the northeasterly corner of the subject tract, thence leaving said margin and with Cochran's westerly line and the westerly line of Map 58, Parcel 200 South 05 degrees 29'13" West 689.69 feet to an iron pipe, said point being Paul Porter's northeasterly corner, as of record on Book 4185, Page 351; thence with Porter's northerly line North 85 degrees 23'57" West 234.53 feet to an iron pipe, said point being Buena Brown's northeasterly corner, as of record in Book 6127, Page 488; thence with Brown's northerly line North 38 degrees 40'04" West 197.08 feet to a point in Cato Branch, said point being South 38 degrees 40'04" East 17.63 feet from a chiseled hole in the centerline of a bridge over Cato Branch, said point also being in the easterly line of a 25 foot wide strip of land conveyed to Ralph and Hazel Gartman; thence with the easterly line of said 25 foot strip North 06 degrees 30'00" East 498.71 feet to an iron pin in the southerly margin of Cato Road; thence with said margin North 87 degrees 08'07" East 366.86 feet to the point of beginning and containing 5.40 acres, more or less.

Being part of the same property conveyed to Bethel P. Carman and wife, Celia C. Carman by deed of record in Book 855, Page 307, said Register's Office. Bethel P. Carman and Celia C. Carman having since passed away. Said property left to Cecil Carmen and Margaret Ann Carman Norfleet with full power to convey by Last Will and Testament of record in Will Book 124, Page 587, said Register's Office.

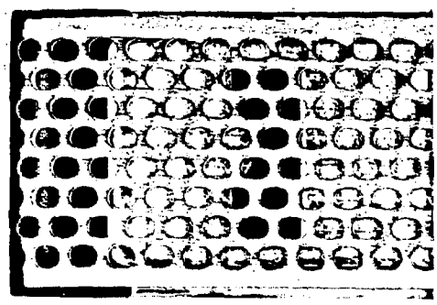
Cecil Carman and Cecil Carmen is one in the same person.

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

This conveyance is subject to a gravel drive along the easterly property line of said subject tract used for access to adjoining tracts lying south of this property.

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

9631 04/28 0101 03CHECK 425.55



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

RECEIVED OF _____

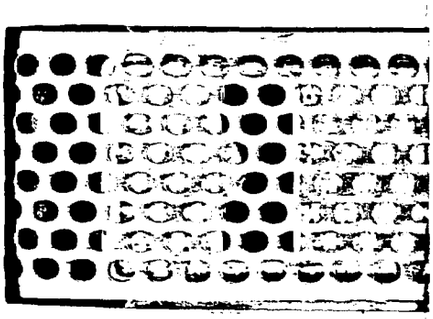
FOR _____

BOOK 10904 PG 95

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WO - 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	
				111500.00
			CON TX	412.55
			PRFEE	1.00
			WDEED	12.00
			TOTAL	425.55
			CHECK	425.55
04/28/98		01	14:29 0001	9631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430674
IDENTIF. # REFERENCE

98 APR 28 PM 2:27

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

No. 1285729