BOOK 10944 PG 242

WARRANTY DEED

EFBT-98-2056

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00
Karin L. Kula
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 19 98
Notary Public
MY COMMISSION EXPIRES: 9-15-98
(AFFIX SEAL)

NOTARY PUBLIC JOHN S. MACBETH AT LARGE RUTHERFORD

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. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 130, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Kula (NAME)	First Bank & Trust (NAME)	073-08-0-030.00
2918 McGavock Pike (ADDRESS)	1691 North Mount Juliet Road (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (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, Robert J. Rawding and wife, Enid H. Rawding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Kula and wife, Karin L. Kula

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. 36 and the southerly 25 feet of Lot No. 37 on the unrecorded Map of Sunset View Subdivision, and described according to a copy of a survey thereof, dated May 2, 1959, by Anthony Papuchia, Surveyor, and is as follows:

Beginning at a point in the northeasterly margin of McGavock Pike, 25 feet north of the corner of Lot Nos. 36 and 37; thence northeasterly parallel to the line between said Lots, 346.3 feet to a point in the centerline of Old McGavock Pike; thence southeasterly 56.6 feet to a point; thence easterly 168 feet more or less to the low water mark of the Cumberland River; thence up said River, southeasterly 68 feet more or less, to a corner of Lots 35 and 36; thence with the line between said Lots, southwesterly 511 feet more or less to the east margin of McGavock Pike; thence with the margin of said McGavock Pike, northwesterly 125 feet more or less to the point of beginning.

Being the same property conveyed to Robert J. Rawding and wife, Enid H. Rawding by deed from George Gordon Allen and wife, DeFrances Allen of record in Deed Book 2907, page 543, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 808, Page 180 and in Book 808, Page 148, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 2918 McGavock Pike, Nashville, Tennessee 37211
(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 21st day of May 19 98

Robert J. Rawding

Enid H. Rawding

BOOK 10944 PG 243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Rawding and wife, Enid H. Rawding

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 21st day of May, 1998

Commission expires 5/23/98

Notary Public

STACEY TRUMP HOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

IDENTIF. ➔ REFERENCE

0441586

98 MAY 26 AM 10:23

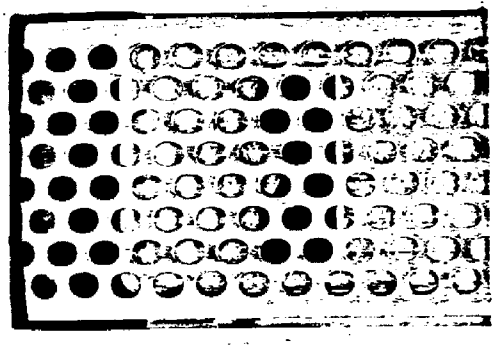
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1218 05/26 0101 03CHECK

564.0

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 10944 PG 214

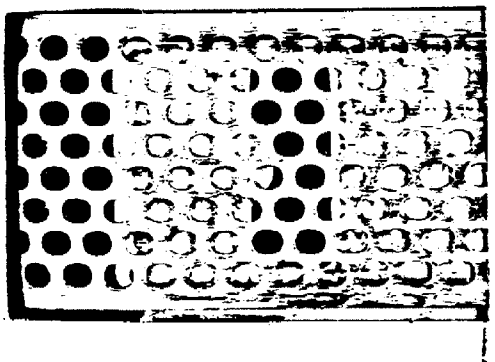
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 15000.00
ERR CO
CAMT 15000.00-
CAMT
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/98 01 10:25 0001 1218



0441586
IDENTIF. ◆ REFERENCE

98 MAY 26 AM 10:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1297183