FOIL 10945 PG 792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of May, 1998.

Notary Public

MY COMMISSION EXPIRES
My Commission Expires NOV. 25, 2000
(AFFIX SEAL)

mal **THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Byron Ross	Guaranty Trust Company	86-14-7
(NAME)	(NAME)	
411 Wisteria Lane	640 Broadmor Blvd, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(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, **MARY W. MULLOY SPANN, A UNMARRIED WIDOW** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BYRON ROSS, AN UNMARRIED PERSON** , 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

LAND in Davidson County, Tennessee, BEING Zoned Lot No. 3-A on the Plan of the Zone Lot Division of Lot Nos. 1-6 Park Manor Subdivision, of record in Book 6900, Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Mary W. Mulloy, unmarried by deed from Thomas W. Grumke and Jane Barry-Grumke, his wife, of record in Book 7343, Page 126, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Mary Mulloy Spann and Mary Mulloy are one and the same person.

unimproved ☐

This is improved ☒ property, known as 411 Wisteria Lane, Hermitage, TN 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 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 our hand(s) this 18th day of May, 1998

Mary W. Mulloy Spann
Mary W. Mulloy Spann

WILSON COUNTY, TENNESSEE
Received for recording the 20 day
of MAY, 1998 at 8:00 AM
Notebook 34 page
REC. FEE $ REC# 30704-2
STATE TAX $ THERSA FRANKLIN
REG. FEE $ Deputy Register
RECORDED IN BK PG
MARGIE TRICE, REGISTER OF DEEDS

13L 05/27 11:01 03CHECK 250.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10945 PG 793

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary W. Mulloy Spann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 18th day of May, 1998

Commission expires

Notary Public

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

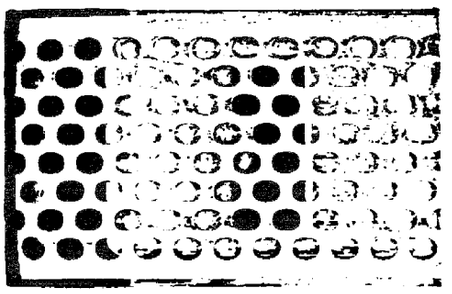
MAIL ENV.

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

98 MAY 27 AM 8:37

IDENTIF. & REFERENCE

04421.52



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

RECEIVED OF _____

FOR _____

BOOK 10945 PG 794

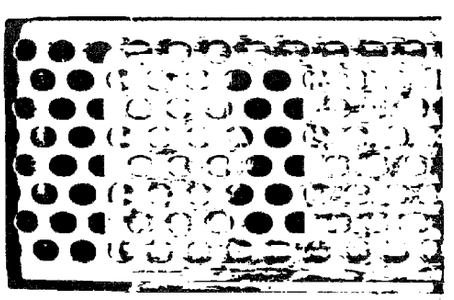
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT To000.00
CON TX 221.20
PRFEE 1.00
WDEED 8.00
TOTAL 290.20
CHECK 290.20

05/27/98 01 08:38 0001 1810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04212.52
IDENTIF. + REFERENCE

98 MAY 27 AM 8:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297774