BOOK 10977 PG 797

WARRANTY DEED

TCH-UTC-98-1456

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Marvin A. Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF June 19 98

Christopher L. Rudy
Notary Public

MY COMMISSION EXPIRES: 4/28/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

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
MARY FRANCES RUDY, ATTORNEY AT LAW
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
My Commission Expires Dec. 22, 2001
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin A. Cummings (NAME)	Southeastern Mortgage (NAME)	95-11-90
2204 Pittswood Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Susan Maria Smith Gerald, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin A. Cummings, and wife, Gayle G. Cummings

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 lying in the 3rd Civil District of Davidson County, being Lot No. 32 on the Map of Cloverdale Subdivision, as of record in Book 2133, Page 9, Register's Office for said County.

Said Lot No. 32 fronts 177.4 feet on the northeasterly side of Pittswood Drive and runs back between lines, 219.5 feet on the northwesterly line and 212 feet on the southeasterly line, to a dead line in the rear on which it measures 212 feet.

Being the same property conveyed to Susan Maria Smith Gerald, both Individually, and as Executrix of the Estate of Virginia Adams Smith, by Will of Virginia Adams Smith, of record in Will Book 215, Page 407, Probate Office for said County.

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

04511016
IDENTIF. & REFERENCE
98 JUN 15 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2204 Pittswood Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address)

1264 06/15 0101 03CHECK 342.00

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 8th day of June 19 98

Susan Maria Smith Gerald
Susan Maria Smith Gerald

Susan Maria Smith Gerald, Executrix
Susan Maria Smith Gerald, Executrix

Susan Maria Smith Gerald, Trustee
Susan Maria Smith Gerald, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10377 PG 798

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named: Susan Maria Smith Gerald, Susan Maria Smith Gerald, Trustee and Susan Maria Smith Gerald, Executrix

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville Tennessee, this 8th day of June 19 98.

Commission expires 7.28.2001

Christine L. Lord
Notary Public

CHRISTINE L. LORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires JULY 28, 2001

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_____ .

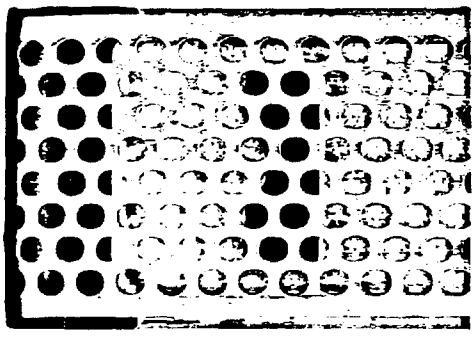
My commission expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☒ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 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 _____

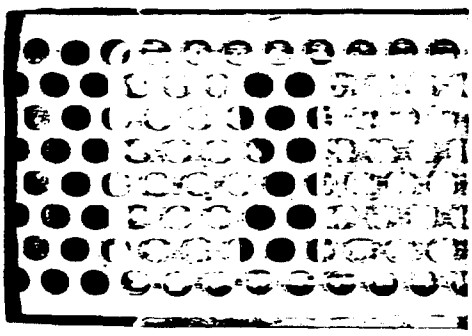
BOOK 10977 PG 799

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	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	342.00
			CHECK	342.00

06/15/98 01 16:09 0001 1264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04510 16
IDENTIF. ↑ REFERENCE

98 JUN 15 PM 4:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307128