WARRANTY DEED

EFBT-99-3156

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11600 PAGE 47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
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 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
Loyd A. Dill (NAME)	Same (NAME)	96
268 Cumberland Circle (ADDRESS)	(NAME) (ADDRESS)	05-0
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	26

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, William Roy Startup, Sr. and wife, Rebecca S. Startup

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Loyd A. Dill and wife, Susan S. Dill

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 Lot No. 84 and a small part of the North part of Lot No. 85 on the map of Bluefields, Section 2, of record in Book 843, Page 34, Register's Office for said County, and described as follows: Beginning at a point on the Southeasterly margin of Cumberland Circle at the common corner of Lot No. 83 shown on the Plan of Bluefields, Section No. 1, of record in Book 843, Page 16, and Lot No. 84 shown on the plan of Bluefields, Section NO. 2, of record in Book 843, page 34, said Register's Office; thence with the line between said two lots, easterly 365.5 feet to a deed line; thence southerly 153 feet, more or less, to the Northeast corner of a part of Lot No. 85 conveyed to Effie S. Matheny by deed from Robert Hatton Lane and wife, of record in Book 1371, Page 203, said Register's Office; thence along Matheny's northerly line as follows: North 78"30' west 194 feet to a point opposite a chicken house; thence North 75"30' West 175 feet to a point at the common corner of lots Nos. 84 and 85 in the Easterly line of Cumberland Circle; thence with the margin of the same, Northerly 105 feet to the Beginning.

Being the same property conveyed to William Roy Startup, Sr. and wife Rebecca S. Startup by deed from Dewey W. Pedigo of record in Deed Book 7755, page 912, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 268 Cumberland Circle, Nashville, Tennessee 37214
(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 27th day of July 19 99

William Roy Startup, Sr.

Rebecca S Startup

Rebecca S. Startup

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 William Roy Startup, Sr. and wife, Rebecca S. Startup

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 27th day of July 19 99.

Commission expires 3/23/2002

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

DAVIDSON CO. TENN NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

0611900

IDENTIF. A REFERENCE

99 AUG -2 PM 3:03

REGISTER
DAVIDSON COUNTY, TN.

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
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 255 Franklin Road, Suite 150, Brentwood, Tennessee 37027

0455 0[illegible] 433.17

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11600 PAGE 49

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06190441

IDENTIF. ↑ REFERENCE

99 AUG -2 PM 3:03

A.L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
114100.00
CON TX 422.17
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 433.17
CHECK 433.17

08/02/99 01 15:08 0001 0455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498681