SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Mark A Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 1999

Notary Public

MY COMMISSION EXPIRES 6/25/2003
(AFFIX SEAL)

BOOK 11725 PAGE 372

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
Mark A Thomas	Franklin National Bank	53-15-40
(NAME) 705 Crown Court	(NAME) 210 E. Main Street	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37064	
(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, **JOHN BAKER BANKSTON AND WIFE, AMY BANKSTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK A. THOMAS, 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

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 705 Crown Court, Old Hickory, TN 37138

(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

Amy Bankston joins in this conveyance to relinquish any rights she may have in and to the property herein described by virtue of marriage to John Baker Bankston.

This instrument is executed on behalf of John Baker Bankston and wife, Amy Bankston by Julie D. Bankston as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as Exhibit "B" to or on this instrument and incorporated herein by reference.

Witness my/our hand(s) this 26th day of October, 1999.

John Baker Bankston by Julie D. Bankston
John Baker Bankston, by Julie D. Bankston, Attorney in Fact
attorney-in-fact

Amy Bankston by Julie D. Bankston
Amy Bankston, by Julie D. Bankston, Attorney in Fact
attorney-in-fact

06527729

RECEIVED FOR RECORD
99 NOV -1 PM 2:36
REGISTER
DAVIDSON CO. TN.
MAIL ENV.

355 11/01 09:01 CHECK 407.50

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 John Baker Bankston, and Amy Bankston 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 26th day of October, 1999

Commission expires

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie D Bankston, known to me (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of John Baker Bankston and Amy Bankston, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said John Baker Bankston and Amy Bankston

Witness my hand and official seal at Hermitage , Tennessee this 26th day of October, 1999

Commission expires: 5/28/2003

Sharon L. Riney

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

BEING Lot No. 35 on the plan of Resubdivision of Lots 35 & 36, Section Four, King Court, of record in Plat Book 8250, Page 625, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Baker Bankston, a married person, by deed from Larry Powell Builders, Inc. of record in Book 10476, page 484, Register's Office for Davidson County, Tennessee.

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.

EXHIBIT B

ALIVE AND WELL AFFIDAVIT BOOK 11723 PAGE 375

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Julie D. Bankston, who made oath as follows

1. That by appointments dated October 14, 1999, which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for John Baker Bankston and Amy Bankston, ("Principals") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 26th day of October, 1999.

Julie D. Bankston

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Julie D. Bankston, whose name is signed to the foregoing writing bearing date of October 26, 1999, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 26th day of October, 1999.

Notary Public

My commission expires:

5/25/2023

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11725 PAGE 376

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

0652729

99 NOV -1 PM 2:36

REGISTER
DAVIDSON CO. TN.

CAMT
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 407.50
CHECK 407.50

11/01/99 01 14:37 0001 6359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534107