Davidson County DEEDWARR
Recvd: 07/20/01 12:01 2pgs
Fees:13.00 Taxes:222.00
20010720-0077166

NEW OWNER:
VAN RICHMOND
1913 Portman Drive
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 01-0831

SEND TAX BILLS TO:
NEW OWNER
Map 61-15 Parcel 95

D E E D

FOR AND IN CONSIDERATION of the sum of **Sixty Thousand and 00/100 Dollars ($60,000.00)** cash in hand paid as follows: the sum of $19,211.57 and the balance by the assumption and agreement to pay the first mortgage indebtedness held by New South Federal Savings Bank, of record in Trust Deed Book 7385, Page 626, I, **ROXANNE B. ISHAM, an unmarried woman,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **VAN RICHMOND and wife, MARY RICHMOND**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 11 on the Plan of Sunnymeade, Block "C", of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to ROXANNE B. ISHAM, unmarried, by deed from LINDA GOSS, unmarried, dated May 1, 1996, and of record in Deed Book 10049, page 981, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 974, Page 56 & 57, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 18th day of July, 2001.

ROXANNE B. ISHAM

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROXANNE B. ISHAM**, 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 office this 18th day of July, 2001.

DAVID B. FOUTCH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

NOTARY PUBLIC

My commission expires: 10-20-01

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The actual consideration or value, whichever is greater, for this transfer is **$60,000.00**.

AFFIANT

Sworn to and subscribed to before me this 18th day of July, 2001.

DAVID B. FOUTCH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

NOTARY PUBLIC

My commission expires: 10-20-01