WARRANTY DEED

BOOK 5978 PAGE 249

FROM: Caroline Ragan

TO: Clifton H. Marshall and wife, Elgenia Marshall

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: 17 Washington Park, Nashville, TN 37205

Send Tax Bills To: same

Map-Parcel Numbers: 131-2-4

Field Book Numbers: 7DA-43515

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Forty-Three Thousand Five Hundred and No/100 Dollars ($43,500.00).

Clifton H Marshall
Affiant

SUBSCRIBED AND SWORN TO before me, this the 16th day of December, 1982.

Robert N. Buchanan
Notary Public

My Commission Expires: 1-22-84

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and including the assumption of an Installment Deed Note in the original principal amount of $30,000.00 and with a present principal balance of $29,448.82, Caroline Ragan, a single person, as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Clifton H. Marshall and wife, Elgenia Marshall, as Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Unit N-4 in a Horizontal Property Regime set forth on the Plat of the Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for said County.
>
> Being the same property conveyed to Caroline Ragan by deed from John R. Brown, unmarried, of record in Book 5694, page 931, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit N-4, Hobbs House Condominium Apartments.

12/16 12:40 CHECK

5781

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as follows:

(i) A vendor's lien retained in the deed from Margaret Ann Andrews to John R. Brown, of record in Book 5498, page 610, said Register's Office to secure the payment of an Installment Deed Note dated September 14, 1979 in the principal amount of $30,000.00.

(ii) Terms and provisions of the Master Deed for Hobbs House Condominium Apartments, as amended, the By-Laws for the administration thereof and the recorded Plat.

And Grantor does further covenant and bind herself, her heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Grantees join in this instrument in order to evidence their assumption and agreement to pay the above described Installment Note in accordance with its terms. Grantees hereby assume all obligations of the maker of the note and under the Installment Deed relating to the Vendor's Lien. Further, Grantees agree to indemnify and hold Grantor harmless from all loss or liability under the Installment Deed and Installment Deed Note and to defend Grantor from all claims arising out of Grantees' failure to pay and perform such obligations.

Witness our hands this 16 day of December, 1982.

Caroline Ragan
CAROLINE RAGAN

Clifton H. Marshall
CLIFTON H. MARSHALL

Elgenia Marshall
ELGENIA MARSHALL

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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Personally appeared before me, Robert N. Buchanan, III, a Notary Public in and for said County and State, the within named CAROLINE RAGAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 16th day of December, 1982.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Robert N. Buchanan, III, a Notary Public in and for said County and State, the within named CLIFTON H. MARSHALL, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 16th day of December, 1982.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Robert N. Buchanan, III, a Notary Public in and for said County and State, the within named ELGENIA MARSHALL, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 16th day of December, 1982.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 1-22-84

H 2 1 7.9 3

IDENTIF. REFERENCE

Dec 16 1 37 PM '82

FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TN

RUSH



RNB/12-16-82

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 43500.00- CO | |
| | | | 113.10 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 122.60- |
| 5781 | A | 12/16/82 | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 T 7 9 3

IDENTIF. REFERENCE

DEC 16 1 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916045