BOOK 6584 PAGE 922

3373

Return to
WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

FRDBK00176 06/11/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Harry Ingle Martin, III and wife Ann Fraser Martin 2803 Acklen Avenue Nashville, TN 37212	~~Same~~ Leader Federal 158 MADISON AVE MEMPHIS, TN 38103	104-11-55

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, MARK ROGER MITCHELL and wife KATHERINE PRALL MITCHELL ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto HARRY INGLE MARTIN, III and wife ANNE FRASER MARTIN ("Grantee"), their heirs, successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows: *

Being Lot No. 2 of Block 4 on the Plan of Fairfax Place as of record in Book 547, page 137 and 138, Register's Office for said County.

Said Lot No. 2 fronts 60.0 feet on the south side of Acklen Avenue and runs back 157.71 feet on the easterly side and 158.17 feet on the westerly side to a dead line in the rear on which it measures 60.0 feet thereon.

Harry Ingle Martin, III is also known as Harry I. Martin, III Anne Fraser Martin is also known as Anne F. Martin

Being the same property conveyed to Mark Roger Mitchell and Katherine Prall Mitchell by deed from W. Byron Mitchell and Roberta C. Mitchell, Co-Trustee's under Trust dated October 29, 1979, of record in Book 6415, page 957, Register's Office for Davidson County, Tennessee, and as rerecorded in Book 6566, page 515 said Register's Office because of notary error. Mark Roger Mitchell, Mark R. Mitchell & Mark P. Mitchell are one and the same person. Katherine P. Mitchell and Katherine Prall Mitchell are one and the same person.

Said property is conveyed subject to the following exceptions:

1. All taxes for the year 1985, a lien but not yet due and payable.

2. Restrictive covenants contained in instrument of record in Book 754, page 309, Register's Office for Davidson County, Tennessee.

3. Applicable building and zoning laws, such state of facts as an accurate survey would disclose.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it, and the same is unencumbered except as set forth above. Grantor further covenants and binds himself, his heirs, representatives and

successors to warrant and forever defend the title to the said real property to Grantee, his heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 14th day of June, 1985.

Mark Roger Mitchell

Katherine Prall Mitchell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Mark Roger Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 1985.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Katherine Prall Mitchell, the within named 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, at office, this 14th day of June, 1985.

Notary Public

My Commission Expires:

J 1 3 9 5 Ei

IDENTIF. REFERENCE

JUN 19 2 13 PM 1985

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $88,000.00.

Affiant

Sworn to and subscribed before me this 14th day of June, 1985.

Notary Public

My Commission Expires:

1/-/1-0

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			88000.00- CAMT.	
			228.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	238.30-
9373A	06/18/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 3 9 5 5

IDENTIF. REFERENCE

JUN 18 2 15 PM '85

DAVIDSON COUNTY, TN

No. 145776