THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Don B. Getty<br>309 Conifer Place<br>Nashville, TN 37214 | Atlantic Coast Mortage<br>Company<br>3819 South George Mason Drive<br>Bailys Crossroads, VA. 22041 | 109-1<br>11<br>3D-85751 |

**WARRANTY DEED**

BOOK 6590 PAGE 925

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James R. Hayth and wife, Catherine R. Hayth hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Don B. Getty, unmarried hereinafter called the Grantee, Grantee's 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. 94 on the plan of Section Two, Larchwood, of record in Book 5200, pages 207 and 208, and corrected by Surveyor's Certificate of Correction, of record in Book 5617, page 208, both in Register's Office for said County.

SAID Lot No. 94 fronts 93.93 feet on the southerly margin of the cul-de-sac at the terminus of Conifer Place and extends back 267.89 feet on the broken easterly line and 162.97 feet on the northwesterly line to a broken line in the rear, measuring 160.00 feet thereon.

BEING the same property conveyed to James R. Hayth and wife, Cheryl R. Hayth by deed from Frank C. Batson and wife, Judy W. Batson, of record in Book 5696, page 646, said Register's Office. James R. Hayth and Cheryl R. Hayth have since been divorced by Final Decree of the 2nd Circuit Court, Doc. No. 82D-3364 in Minute Book 127A, page 210, Circuit Court Clerk's Office for said County. *

The property herein conveyed is subject to restrictive covenants of record in Book 5479, page 443, revised in Book 5681, page 532, amended in Book 5688, page 696, and further revised in Book 6011, page 130, said Register's Office, and to the matters set forth in the above referenced plan of record.

*Cheryl R. Hayth has conveyed her interest in subject property to James R. Hayth by Quitclaim Deed being recorded immediately prior to this instrument.

This is (un)improved property, known as 309 Conifer Place, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of June, 1985.

Catherine R. Hayth — Catherine R. Hayth

James R. Hayth — James R. Hayth

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 24th day of June, 1985, before me personally appeared James R. Hayth and wife, Catherine R. Hayth, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6590 PAGE 326

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 81,000.00

Don B. Getty
Affiant

Subscribed and sworn to before me, this the 6th day of June, 1985.

My Commission Expires: April 4, 1987

Christy Wilkins Ivey
Notary Public

PERCY WILKINS IVEY NOTARY PUBLIC LAW OFFICE

J 1 5 8 4 5

**WARRANTY DEED**

from:
James R. Hayth

to:
Don B. Getty, unmarried

IDENTIF. REFERENCE

JUN 25 11 48 AM '85

FELICIA ATKINSON REGISTER
DAVIDSON COUNTY, TN

Return to: cg
**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 23583

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6590 PAGE 927

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

81000.00- CAMT.
210.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 217.10-
1710A06/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.5.8 4.6

IDENTIF. REFERENCE

JUN 25 11 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148063