FROM: William E. Martindale and wife, Anna Jo Martindale

This Instrument Prepared By:

Thomas N. Jones
Attorney at Law
405 Main Street
Franklin, Tn 37064

TO: A. R. Mevis and wife, Janice K. Mevis

Address New Owners: A.R. & Mevis et ux. Janice, 109 Sanders Ct. Franklin, Tenn 37064

Send Tax Bills To: Atlantic Coast Mortg. Co. 3819 So. George Mason Dr. Suite G. Baileys Crossroads Va. 22041

Map/Parcel Number: 61-12 86

**WARRANTY DEED**

BOOK 6505 PAGE 616

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, we, **WILLIAM E. MARTINDALE AND WIFE, ANNA JO MARTINDALE** have this day bargained and sold and do hereby transfer and convey unto **A. R. MEVIS AND WIFE JANICE K. MEVIS,** their heirs and assigns, the following described tract or parcel of land lying located in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 103 on the Plan of Eastdale Place as of record in Book 547, Pages 29 and 30, Register's Office for said County.
>
> Said Lot No. 103 fronts 80 feet on the northerly side of Riverwood Drive and runs back 300.5 feet on the westerly line and 317.5 feet on the easterly line to a dead line in the rear measuring 81.6 feet thereon.
>
> Being the same property conveyed to William E. Martindale and wife, Anna Jo Martindale by deed from A. R. Mevis and wife, Janice K. Mevis of record in book 6597, Page 464, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND WE 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 that it is unencumbered, except as follows:

1. Taxes for the year 1985, are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with Grantors paying their pro rata part of said taxes to Grantees, who will be responsible for payment of 1985 taxes when they become due and payable.

2. Applicable building and zoning regulations.

3. Such state of facts an an accurate survey would disclose.

4. All existing highway, roadway, and utility easements.

5. Matters in Plat Book 547, Pages 29 and 30, Register's Office of Davidson County, Tennessee, which may affect property.

AND WE DO FURTHER CONVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, their heirs and assigns, against the lawful claims fo all persons whomsoever.

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WITNESS OUR HANDS on this 3rd day of July, 1985.

William E. Martindale

William E. Martindale

Anna Jo Martindale

Anna Jo Martindale

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me Thomas N. Jones a Notary Public in and for said County and State, William E. Martindale and wife, Anna Jo Martindale, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, on this 3rd day of July, 1985.

Thomas N. Jones

Notary Public

My Commission Expires:

6/1/87

J20470

IDENTIF. REFERENCE

JUL 15 8 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 75000.00 ,which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant

Subcribed and sworn to before me this the 3rd day of July, 1985

THOMAS N. JONES
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

Notary Public

My Commission Expires: 6/1/87

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6605 PAGE 618

| | | |
|---|---|---|
| CO -CONVEYANCE | CC -CERTIFIED COPY | MISC -MISCELLANEOUS |
| MO -MORTGAGE | REL -RELEASE | COTX -STATE TAX CONVEY |
| WD -WARRANTY DEED | UCC -UNIFORM COMMERCIAL CODE | MOTX -STATE TAX MORT |
| TD -TRUST DEED | | PRFEE -PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

76000.00- CONT.
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
7417A07/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J20470

IDENTIF. REFERENCE

JUL 15 8 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153623