THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 Box 8

**ADDRESS NEW OWNER:**
Leonard Martinez
6428 Fleetwood Drive
Nashville, Tennessee 37209

**SEND TAX BILLS TO:**
Commerce Union Bank
P. O. Box 2546
Nashville, Tennessee 37219

**MAP-PARCEL NUMBERS:**
8DA-52100
103-5-59

BOOK 6666 PAGE 865

# WARRANTY DEED

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, Thomas J. Kirk and wife, Judith A. Kirk hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Leonard Martinez and Jeffrey R. Hanna 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. 298 on the plan of Horton Heights, Section H, of record in Book 3600, page 100, Register's Office for said County.

SAID Lot No. 298 fronts 132.0 feet on the northwesterly margin of Fleetwood Drive and extends back 279.7 feet on the northeasterly line and 250.0 feet on the southwesterly line to a dead line in the rear, measuring 184.60 feet thereon.

BEING the same property conveyed to Thomas J. Kirk and wife, Judith A. Kirk by deed from Bertrand H. Michels and wife, Christiane L. Michels, of record in Book 5486, page 706, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3868, page 740, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 5486, page 709, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

* SEE BACK.

This is (un)improved property, known as 6428 Fleetwood Drive, Nashville, Tennessee 37209.

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 20th day of September, 1985.

Judith A. Kirk
BY: Thomas James Kirk, Attorney-In-Fact

Thomas J. Kirk

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

On this 20th day of September, 1985, before me personally appeared Thomas J. Kirk, 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 he executed the same as his free act and deed.

Notary Public

My Commission Expires: Nov 4 1987

**STATE OF TENNESSEE**
**COUNTY OF** _____

BOOK 6666 PAGE 866

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___.

_____
Notary Public

My Commission Expires: _____

3901

IDENTIFICATION REFERENCE

SEP 27 | 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

The actual consideration or value, whichever is greater, for this transfer is $ 119,900.00.

Leonard Martinez
Affiant

Subscribed and sworn to before me, this the 20th day of September, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

* This instrument is executed on behalf of Judith A. Kirk by Thomas James Kirk, as her Attorney-In-Fact pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. The said Judith Ann Kirk named in the Power of Attorney is one and the same person as Judith A. Kirk.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas James Kirk, 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 on behalf of Judith A. Kirk as her Attorney-In-Fact, as the free act and deed of the within named Judith A. Kirk. Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

**WARRANTY DEED**

from:
Thomas J. Kirk and wife, Judith A. Kirk

to:
Leonard Martinez and Jeffrey R. Hanna

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-24179)

dp

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 5666 PAGE 867

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

119900.00- CAMT.
311.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 318.24-
1107A09/27/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

39901

IDENTIFICATION REFERENCE

SEP 27 1 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 176712