Martin & Cochran
Metropolitan Federal Building
Nashville, Tenn. 37219
P.O. 3420

Address for tax bills:

Scott L. Probasco, III
Third National Bank
16th Floor, Nashville, Tenn. 37244

Map-Parcel Numbers:

116-3-E
Par 5 Is

BOOK 6697 PAGE 404

RUTH T. TRAMMELL ]
]
TO ]
]
SCOTT L. PROBASCO, III ]

WARRANTY DEED

STATE OF TENNESSEE]
COUNTY OF DAVIDSON] The actual consideration or value whichever is greater, for this transfer is $136,000.00.

Subscribed and sworn to before me, this the 31st day of October, 1985.

Scott L Probasco III
Affiant

My commission expires: 3/8/89

JoAnn Stewart
Notary Public

(affix seal)

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-Six Thousand Dollars ($136,000.00) paid in cash by Scott L. Probasco, III, the receipt of which is hereby acknowledged, I, Ruth T. Trammell, have this day bargained and sold, and do hereby transfer and convey unto the said Scott L. Probasco, III, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Unit 5 created under Title 66, Chapter 27 Tennessee Code Annotated, Sections 101 et seq. as amended, and as established by Master Deed of record in Book 6087, page 444, Register's Office of Davidson County, Tennessee, as corrected by instrument of record in Book 6096, page 70, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the Plat of Nichols Court of record in Book 5200, page 457, in said Register's Office, for more complete identification and description of such Unit.
>
> Being the same property conveyed to Ruth T. Trammell from Woodmont Property I, a Tennessee joint venture composed of Town Properties, Inc., a Tennessee corporation and Union Financial Corporation, a Tennessee corporation by deed of record in Book 6101, page 637, Register's Office for Davidson County, Tennessee.

This is improved property, known as 105 Nichols Court, Nashville, 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereunto belonging to the said Scott L. Probasco, III, his heirs and assigns forever. I do covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

The lien for 1985 taxes, which taxes have been prorated and assumed by the grantee; the terms and conditions of the Master Deed and By-laws of record in Book 6087, page 444, as corrected by instruments of record in Book 6096, page 70 and Book 6197, page 642, all of record in said Register's Office; easements, set back lines and terms of owner's certificate of record in Book 5200, page 457, of said Register's Office; public utility easement of record in Book 5927, page 75, assigned by instrument of record in Book 6054, page 268, both of record in said Register's Office; and by the rights, if any, of the tenants in possession of the said property, the grantee by acceptance of delivery of this deed releasing the grantor of any further obligation with respect to such tenants.

I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said Scott L. Probasco, III, his heirs and assigns, against the lawful claims of all persons.

G. Marshall Trammell, Jr., the husband of Ruth T. Trammell, joins herein for the sole purpose of relinquishing and releasing whatever marital rights he has or might have in the above described property.

WITNESS OUR HANDS this 28th day of October, 1985.

Ruth T. Trammell

G. M. Trammell Jr.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Suzanne Seymore, a Notary Public in and for said County and State, Ruth T. Trammell and husband G. Marshall Trammell, Jr., 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 1985.

Suzanne Seymore
Notary Public

My commission expires: 4/19/87.

SUZANNE SEYMORE NOTARY PUBLIC DAVIDSON COUNTY TENN.

IDENTIFICATION REFERENCE
49222

OCT 31 | 35 PM '85
FELIX Z. NIELSON REGISTER
DAVIDSON COUNTY

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF_____

FOR_____

BOOK 6697 PAGE 406

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

136000.00- PMT.
353.60 STAX
.50 PRFEE
6.00 MISC
CHECK 360.10-
2168A 10/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49222

IDENTIFICATION REFERENCE

Oct 31 1 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 187504