Mail to: John D. Kitch
Suite 102, 2300 Hillsboro Road
Nashville, Tennessee 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| CHARLOTTE ANN GARRETT | CHARLOTTE ANN GARRETT | Map 104-12 |
| (NAME) | (NAME) | |
| 2011 18th. Avenue, South | 2011 18th. Avenue, South | Parcel 216 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37212 | Nashville, Tennessee 37212 | 24 W 02025 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS

and other good and valuable consideration in hand received including agreement by the herein named Grantee to assume and pay the unpaid principal balance of the certain mortgage loan secured by vendor's lien retained in the deed of record in Book 4806, page 973, Register's office of Davidson County,

BOOK 6749 PAGE 243

Helen H. Martin and son, Carl H. Martin
have bargained and sold, and by these presents do transfer and convey unto the said Charlotte Ann Garrett,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 6 on the Plan of Lenox Place as of record in Book 161, page 171, Register's office for Davidson County, Tennessee.

Said Lot 6 fronts 50 feet on the west side of Baxter Avenue, now called 18th. Avenue South, and runs back between parallel lines 141 feet to an alley.

Being the same property conveyed to Helen H. Martin and Carl H. Martin by Quitclaim Deed from Scott A. Saunders, Trustee, of record in Book 5731, page 9, Register's office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

6476

IDENTIFICATION REFERENCE

DEC 30 2 21 PM '85
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2011 18th. Avenue South (House Number) (Street)
Nashville Tennessee 37212
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do 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 the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of NOVEMBER, 19 85.

Helen H. Martin
HELEN H. MARTIN

Carl H. Martin
CARL H. MARTIN

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Helen H. Martin and Carl H. Martin

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 20th day of November, 19 85

NOTARY PUBLIC

My commission expires:

July 17, 1988

CORPORATE ACKNOWLEDGEMENT

BOOK 6749 PAGE 244

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 59,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Helen H. Martin

HELEN H. MARTIN

Sworn to and subscribed before me this 20th day of November, 19 85.

My commission expires July 17, 1988 Notary Public

EDWARD L. ALDERMAN, ATTORNEY This instrument was prepared by:
Suite 102, 2300 Hillsboro Road, Nashville, Tennessee 37212

Name Address

WARRANTY DEED

FROM HELEN H. MARTIN and CARL H. MARTIN

TO CHARLOTTE ANN GARRETT

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6749 PAGE 245

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

595[illegible] 0- CANT.
154.70 STAX
.50 PRFE
6.00 MDEED
CHECK [illegible]
09[illegible]12/30/85 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 7 6 1.

IDENTIFI REFERENCE

DEC 30 2 21 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205864