# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

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George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: MORTGAGEE | MAP PARCEL NUMBERS |
|---|---|---|
| KAREN B. DAVIS (NAME) | Dobson & Johnson, Inc. (NAME) | Map 131-3-B |
| 4400 Belmont Park Terrace (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | Parcel 149 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37239 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SANDY S. EVANS HALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN B. DAVIS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 149 on the Plan of Section Two Arden Place, as of record in Plat Book 4675, page 119, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandy S. Evans, single by deed from Janice C. Riggs, married, formerly Janice Craig Chapman and David G. Riggs, her husband of record in Book 5572, page 87, said Register's Office, the said Sandy S. Evans having since married.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4628, page 473; (3) Declaration of Covenants, Conditions & Restrictions of record in Book 4754, page 455, made applicable in Book 4819, page 564; and (4) Charter in Book 4749, page 635; and (5) All matters appearing on the Plan of record in Plat Book 4675, page 119, said Register's Office.

Stephen E. Hall, spouse of Sandy S. Evans Hall, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Sandy S. Evans Hall.

27140

IDENTIFICATION REFERENCE

AUG 1 8 09 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4400 Belmont Park Terrace, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of July, 1986

Sandy S Evans Hall

SANDY S. EVANS HALL

STEPHEN E. HALL

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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 ~~SANDY S. EVANS HALL~~

the bargainor she, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 19 86

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 29th day of July, 1986, before me personally appeared SANDY SOMERS HALL, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of STEPHEN E. HALL, and acknowledged that she executed same as the free act and deed of the said STEPHEN E. HALL.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of July, 1986.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Karen B. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 86.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

**WARRANTY DEED**

FROM SANDY S. EVANS HALL

TO KAREN B. DAVIS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 128000.00- | CONST. |
| | | | 358.40 | CSTAX |
| | | | .50 | PRFE |
| | | | 6.00 | MRGTG |
| | | | CHECK | 354.90- |
| 4913A08/01/86 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27140

IDENTIFICATION REFERENCE

AUG 1 8 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278126