#5887 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7233 PAGE 62

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ROBERT R. MARTIN (NAME) | COMMERCE UNION BANK (NAME) | Map 148-15 |
| 4713 Arapaho Bend Drive (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | Parcel 109 |
| Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, JOHN RANDY MARTIN and wife, BARBARA S. MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT R. MARTIN and wife, SHERRY A. MARTIN

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. 58 on the Plan of Apache Hills Section Five, Part Two, as of record in Plat Book 5050, page 39, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Randy Martin & wife, Barbara S. Martin by deed from Bob Potter Company, a Tennessee corporation of record in Book 5294, page 602, said Register's Office.

This conveyance is subject to: (1) 1987 taxes, which have been prorated and assumed by the Grantees herein; (2) Restrictions in Book 5040, page 357; and (3) All matters appearing on the Plan of record in Plat Book 5050, page 39, said Register's Office.

2477.6

IDENTIFICATION REFERENCE

MAY 12 8 37 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4713 Arapaho Bend Drive, Antioch, Tennessee 37013

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 8th day of May, 1987.

John Randy Martin
JOHN RANDY MARTIN

Barbara S. Martin
BARBARA S. MARTIN

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN RANDY MARTIN and wife, BARBARA S. MARTIN the 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 purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~, this 8th day of May, 19 87.

My commission expires 5/13/89 Notary Public Catherine C. Hershey

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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Robert R. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 1987

MY COMMISSION EXPIRES: 5/13/89 (AFFIX SEAL) Catherine C. Hershey Notary Public

WARRANTY DEED

FROM: JOHN RANDY MARTIN and wife, BARBARA S. MARTIN

TO: ROBERT R. MARTIN and wife, SHERRY A. MARTIN

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 |
|---|---|---|---|---|
| | | | 49500.00- CAMT. | |
| | | | 138.60 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 145.10- | |
| | | | 5919A05/12/87 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2477.6

IDENTIFICATION REFERENCE

MAY 12 9 37 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 80493