# WARRANTY DEED

FROM: JESSIE JORDAN and HAROLD AVERY JORDAN

TO: WILLIS C. MARTIN and wife, BARBARA W. MARTIN

| Address New Owner As Follows: | Send Tax Bills: | Map-Parcel Nos. |
|---|---|---|
| Willis C. Martin, et ux.<br>1708 Dr. D. B. Todd Jr. Blvd.<br>Nashville, TN 37208 | Mr. & Mrs. Willis Martin<br>4482 Clarksville Highway<br>Nashville, TN 37218 | 81-11-169 |

This instrument prepared by: DAVID J. LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Willis C. Martin
AFFIANT

Sworn to and subscribed before me this 23 day of August 1988

Notary Public

My commission expires: 5-20-92

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand ($25,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, JESSIE JORDAN and HAROLD AVERY JORDAN, have bargained and sold, and by these presents do transfer and convey unto the said WILLIS C. MARTIN and wife, BARBARA W. MARTIN, their heirs and assigns, certain tracts and parcels of land in Davidson County, Tennessee, described as follows; to-wit:

BEING part of lot No. 400 in McGavock, Wetmore and Others' Second Addition to Nashville, Tennessee, called the "Addition to the Town of McGavock", a plan of which is of record in Book No. 21, page 41, of the Register's Office for said County.

SAID part of said lot No. 400 fronts 70 feet on the Easterly side of 18th Avenue North, and runs back along the Northerly margin 72 feet, and on the Southerly margin 91 feet, more or less, to an alley, on which it measures 62 feet, more or less.

BEING the same property conveyed to Ruben Jordan by Warranty Deed from Geo. I. Waddey, Jr., of record in Book 1281, page 212, and by Warranty Deed from Elizabeth Tatum to Ruben Jordan and wife, Jessie Jordan, of record in Book 2496, page 571, and by Quitclaim Deed from Ruben Jordan and wife, Jessie Jordan, to Harold Avery Jordan, of record in Book 5138, page 963, Register's Office for Davidson County, Tennessee. The said Ruben Jordan having since died. The said Etoile C. Jordan, being the wife of Harold Avery Jordan, joins in this conveyance for the purpose of conveying to the grantees herein any and all of her right, title and interest in and to the herein property.

BEING also the same property conveyed to Ruben Jordan and wife, Jessie Jordan, by Quitclaim Deed from Ewell Hadley and wife, Nannie Hadley, of record in Book 3849, page 658, and described as follows; to-wit:

BEING part of Lot No. 400, McGavock Wetmore Plan et al, second addition to Nashville, called the addition to the Town of Nashville of record in Book 21, page 41, Register's Office for

BEGINNING on the westerly margin of an alley at the northeast corner of said lot; thence southerly 8 feet to a point; thence parallel with the northerly margin of said lot westerly 91 feet to the northwest corner of said lot as established by survey.

It being the intention of the Parties of the First Part to convey to the Parties of the Second Part that portion of their property upon which the garage and driveway belonging to the Parties of the Second Part constitutes an encroachment.

This is improved property, known as:
1708 Dr. D. B. Todd, Jr. Boulevard
Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIS C. MARTIN and wife, BARBARA W. MARTIN, and their heirs and assigns, forever.

And we, JESSIE JORDAN and HAROLD AVERY JORDAN, do covenant with the said WILLIS C. MARTIN and wife, BARBARA W. MARTIN, that we are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for current year's property taxes, which are prorated and assumed by the grantees herein.

And we, JESSIE JORDAN and HAROLD AVERY JORDAN, further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said WILLIS C. MARTIN and wife, BARBARA W. MARTIN, and their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23 day of August, 1988.

Jessie Jordan
Etoile C. Jordan
Harold Avery Jordan

6 1 3 2 5

IDENTIFICATION REFERENCE

AUG 24 9 36 AM '88

FELIX Z WILSON TRUSTEE REGISTER DAVIDSON COUNTY TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0124 08/24 0101 03CHECK 89.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSIE JORDAN, HAROLD AVERY JORDAN and wife, ETOILE C. JORDAN, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of August, 1988.

Mary Lisa Laurine
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: 5-20-92

ts/44:062

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7634 PAGE 270

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | CAMT | 25000.00 |
| | | | CDN TX | 82.50 |
| | | | PRFEE | 0.50 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 89.00 |
| | | | CHECK | 89.00 |
| 08/24/88 | 01 | 09:38 | 0001 | 0124 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6132

IDENTIFICATION REFERENCE

Aug 24 9 36 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

**No.** 126642