File Box 44

BOOK 8085 PAGE 607

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Becky W. Rose
Affiant

Subscribed and sworn to before me this 10th day of April, 1990.

Norma B. Moody
Notary Public

My Commission expires: 9-25-93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Nicholas A. Rose, Jr., and wife, Becky W. Rose<br>140 Carnavon Parkway<br>Nashville, TN 37205 | SAME | Map 129-10<br>Parcel 13 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A. MARKS and wife, PATRICE G. MARKS,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **NICHOLAS A. ROSE, JR., and wife, BECKY W. ROSE,** hereinafter called the Grantees, 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 No. 128 on the Plan of West Meade Park, Section Two, of record in Book 2854, page 122, Register's Office for said County.

SAID Lot No. 128 fronts 156.6 feet on the northerly side of Carnavon Parkway and extends back between lines, 337 feet on the easterly line and 346.2 feet on the westerly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to James A. Marks and wife, Patrice G. Marks, by deed from William Duane West and wife, Mary Elizabeth West, of record in Book 7344, page 398, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 taxes, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of record in Book 2854, page 122, Register's Office for Davidson County, Tennessee

3. Restrictive covenants contained in instruments of record in Book 3102, page 381, and Book 3134, page 125, Register's Office for said County.

This is improved property, known as 140 Carnavon Parkway, Nashville, Tennessee 37205.

**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. 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.

**WITNESS** our hands this 6 day of April, 1990.

James A. Marks

Patrice G. Marks

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Marks and wife, Patrice G. Marks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 1990.

Notary Public

My Commission Expires: 5-8-91

117952

IDENTIF. TREFERENCE

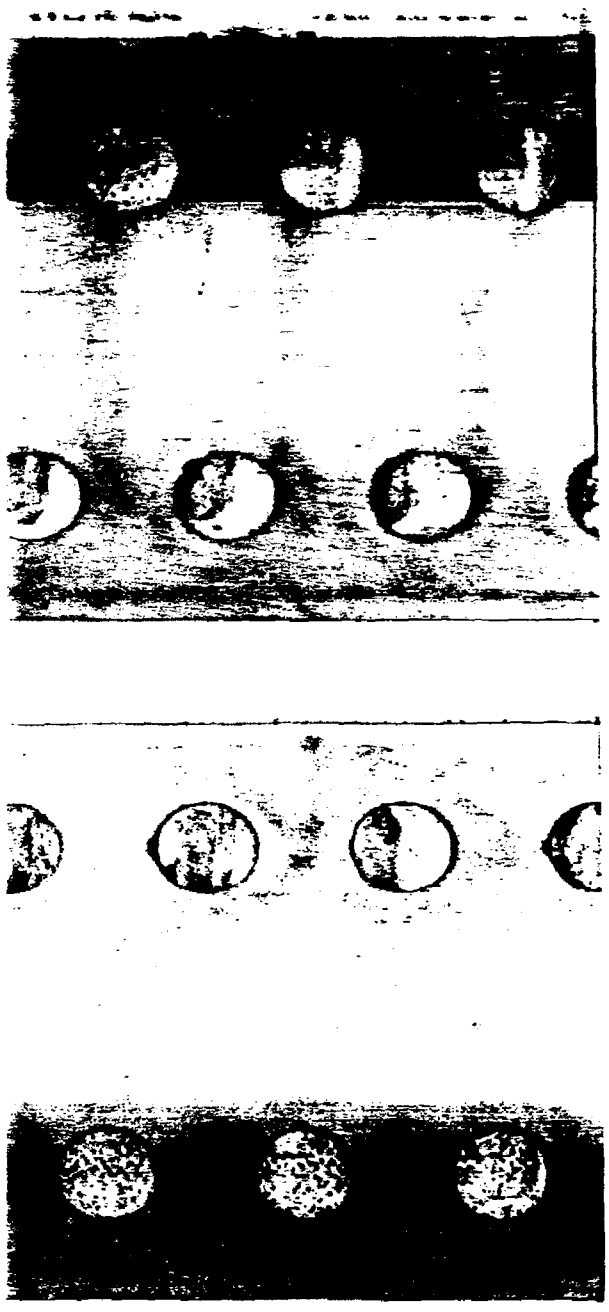
ROSEWD

APR 10 2 09 PM '90

DAVIDSON COUNTY TN.

0059 04/10 0101 03CHECK 667.00

File Box #12 N moody



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

RECEIVED OF _____

FOR _____

BOOK 8085 PAGE 609

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

CAMT 200000.00
CON TX 660.00
PRFEE 1.00
WDEED 6.00
TOTAL 667.00
CHECK 667.00

04/10/90 01 14:09 0001 0059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

APR 10 2 09 PM '90

DAVIDSON COUNTY TN.

17952

No. 309186