PREPARED BY (AND RETURN TO):
**WILKINS & IVEY, Attorneys**
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30991)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**

The actual consideration or value, whichever is greater, for this transfer is: $ 700000.00

Affiant

Sworn and subscribed before me this 17th day of July, 1991.

Notary Public

My Commission Expires: Oct 9, 1991

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**ADDRESS NEW OWNER:**
Robert E. Stein
3611 Woodlawn Drive
Nashville, TN 37215

**MORTGAGEE:**
Dominion Bankshares Mortgage Corporation
P.O. Box 9703
McLean, VA 22102

**MAP-PARCEL NUMBERS**
117-01-145 7DA-04685

BOOK 8400 PAGE 553

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Martinovich and spouse, Jeanne T. Martinovich,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert E. Stein and spouse, Carol A. Stein,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Glasgow Home Place, of record in Book 3500, page 112 as corrected in Book 3809, page 907, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Woodlawn Avenue, formerly Jordan Avenue, at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southerly 419 feet; thence westerly 150 feet; thence north 1 degree 00 minutes east 200 feet; thence south 89 degrees east 5 feet; thence north 1 degree east 140 feet to the southerly margin of Woodlawn Avenue; thence with the same, easterly 150 feet to the beginning.

BEING the same property conveyed to Michael Martinovich and wife, Jeanne T. Martinovich by deed from Wilson S. Manning and wife, Arlene H. Manning of record in Book 7782, page 75, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 3809 Page 903 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Jeanne T. Martinovich by Michael Martinovich as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 3611 Woodlawn Drive, Nashville, TN 37215

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 17th day of July, 1991.

**Michael Martinovich**

**Jeanne T. Martinovich BY: Michael Martinovich, Attorney in Fact**

**State of Tennessee**
**County of Davidson**

On this 17th day of July, 1991, before me the undersigned authority, personally appeared Michael Martinovich, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

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 **Michael Martinovich**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jeanne T. Martinovich**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of July, 1991.

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public

My Commission Expires: Oct 9, 1991

---

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Michael Martinovich and Jeanne T. Martinovich**

**TO: Robert E. Stein and Carol A. Stein**

# AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**Michael Martinovich, Affiant**

Sworn to and subscribed before me this

17th day of July, 1991.

Notary Public

My Commission Expires: Oct 9, 1991

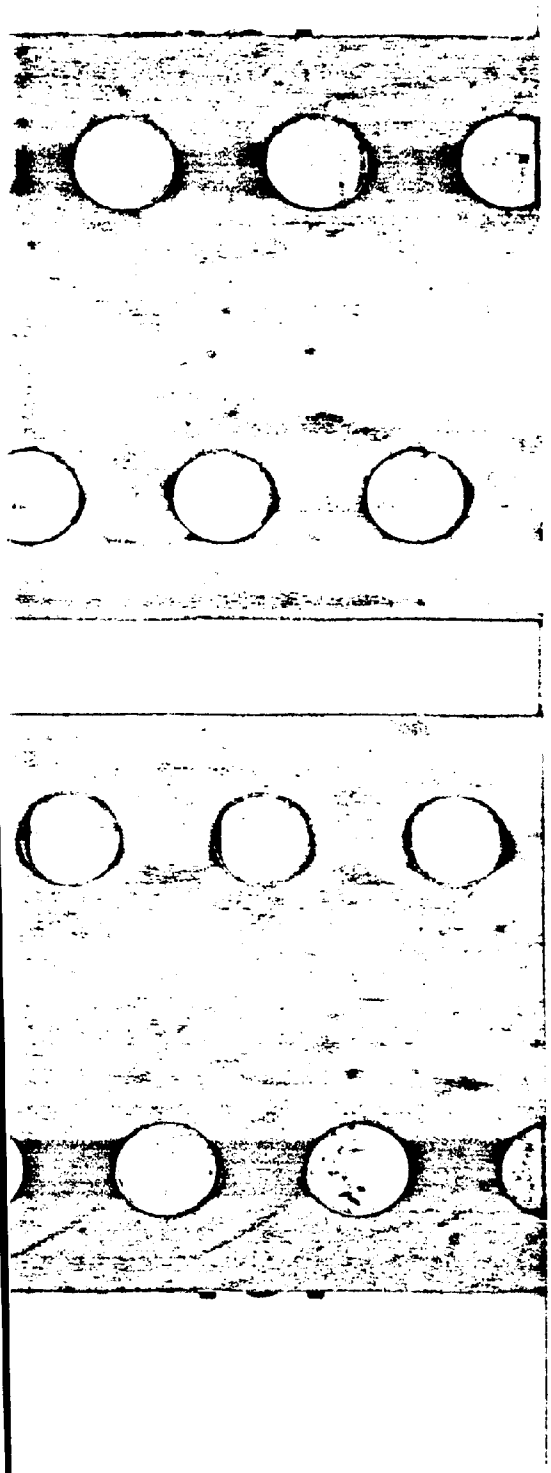
CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

2759 07/18 0101 03CHECK 2597.00

IDENTIFICATION REFERENCE

JUL 18 1 35 PM '91

3 1 7 5 5



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8400 PAGE 555

| | | |
|---|---|---|
| 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
700000.00
CON TX 2590.00
PRFEE 1.00
WDEED 6.00
TOTAL 2597.00
CHECK 2597.00

07/18/91 01 13:37 0001 2759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 7 5 5.

IDENTIF REFERENCE

Jul 18 1 35 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 441755