BOOK 8532 PAGE 725

Property Owner and Real Property Tax Responsibility:
Mr. and Mrs. John Thomas
Route 2, Box 2134
Manchester, TN 37355

This Instrument Prepared By:
Doyle E. Richardson, Attorney
ROGERS & RICHARDSON
100 North Spring Street
Manchester, TN 37355

WARRANTY DEED

061-14-0
032.00

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, RALPH MARTHALLER, have bargained and sold, and by these presents do hereby transfer and convey my undivided one-half interest in and to subject property unto JOHN THOMAS and wife, ESSIE PEARL (BOBBIE) THOMAS, their heirs and assigns, a certain tract or parcel of land located and situated in Section 12-DZ, 08755, of Davidson County, State of Tennessee, bounded and described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 86 on the Map of Maplewood Heights Subdivision, of record in Book 547, pages 77 and 78, Register's Office for said County.
>
> Said lot fronts 100.6 feet on the northerly side of Ben Allen Road and runs back 346.7 ft. on the easterly line and 357.7 ft. on the westerly line, to a dead line on which it measures 100 ft.
>
> Said property is shown on Map 61-14, Parcel 32, of the Tax Assessor's Office of Davidsion County, Tennessee.
>
> Being the same property conveyed to Leonard Mathaller and wife, Jessie L. Marthaller, by Warranty Deed from Rosie M. Crowder, Mitchell P. Franklin and Edna P. Franklin dated June 8, 1968, and recorded in Deed Book 4242, page 190, Register's Office of Davidson County, Tennessee. The said Leonard Marthaller died on August 8, 1989 and his wife, Jessie L. Marthaller became the owner of said property by operation of law. The said Jessie L. Mathaller died on July 1, 1990. Jessie L. Marthaller was survived by two sons, Ralph Allen Marthaller and Billy Alexander Marthaller who became owners of said property as tenants in common by operation of law.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said JOHN THOMAS and wife, ESSIE PEARL (BOBBIE) THOMAS, their heirs and assigns forever.

AND I DO covenant with the said JOHN THOMAS and wife, ESSIE PEARL (BOBBIE) THOMAS, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey same, and the same is unencumbered. BOOK 8532 PAGE 726

AND I DO FURTHER covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land to the said JOHN THOMAS and wife, ESSIE PEARL (BOBBIE) THOMAS, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31 day of December, 1990.

Ralph Allen Marthaller
RALPH ALLEN MARTHALLER

STATE OF Florida
COUNTY OF Dade

Personally appeared before me, the undersigned authority a Notary Public, in and for the aforesaid State and County, the within named RALPH ALLEN MARTHALLER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Miami, Florida, this the 31 day of December, 1990.

Notary Public

My Commission Expires: 5/29/93

TEHERESA BANASZAK
State of Florida
My Comm. Exp. 5/29/93
BONDED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 12.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22nd DAY OF January 1992
Deputy Register

7.8.2 3.2

IDENTIFICATION REFERENCE

JAN 22 9 56 AM '92

DAVIDSON COUNTY, TN

51.40 03CHECK 1101

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8532 PAGE 727

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	12000.00
			CON TX	44.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	51.40
			CHECK	51.40
01/22/92	01	09:57	0001	8706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.2.3.2

IDENTIFICATION REFERENCE

JAN 22 9 56 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 495096