| [ ADDRESS NEW OWNER: ] | SEND TAX BILL TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [ Phillip H. Trent, II ] | Atlantic Coast Mortgage Company ] | MAP and PARCEL ] |
| [ Rhonda Sue Trent ] | Attn: Tax Dept. ] | ] |
| [ 7834 Whites Creek Pike ] | 12700 Fair Lakes Circle, #400 ] | 8 132 ] |
| [ Joelton, TN 37080 ] | Fairfax, VA 22033 ] | ] |

[ This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park ]
[ 2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B) ]

# WARRANTY DEED

BOOK 8619 PAGE 662

**FOR AND IN CONSIDERATION** of the sum of TEN and No/1000 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles S. Martin and Jean D. Martin, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Phillip H. Trent, II and Rhonda Sue Trent, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

4042 05/06 0101 03CHECK 354.80

**Land in the 14th Civil District of Davidson County, Tennessee, being Tract #1 in a survey made February 18, 1975 by Harold L. Cole, Surveyor, described according to said survey as follows:**

**Beginning at a point on west margin of Highway 431, said point being 160.6 feet north of the common front corner of the Demonbreun property and tract 3 as shown in said survey; thence with the margin of said Highway 431, North 32 deg. 45 min. West 62.4 feet to a point in said Highway 431; thence continuing along the north margin of said highway North 22 deg. 30 min. West 127.00 feet to a point the common front corner of tract no. 1 described herein and the Cook property; thence North 55 deg. 15 min. East 826 feet to a point; thence South 43 deg. 45 min. East 50 feet to a point; thence South 48 deg. 42 in. West 347.49 feet to a point; thence South 27 deg. 15 min. East 143.12 feet to a point in the margin of the right-of-way to Tract 2 as shown in said survey; thence with the margin of said right-of-way South 60 deg. 10 min. West 500.00 feet to the beginning point, containing 3.0 acres.**

**BEING the same property conveyed to Charles S. Martin and wife, Jean D. Martin by Quitclaim Deed from Ernest W. Escue and wife, Allene M. Escue of record in Book 5743, page 840, said Register's Office.**

**This is property with a common address of 7834 Whites Creek Pike, Joelton, TN 37080.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:**
**a) Property taxes for the current year, said taxes being prorated and assumed by the Grantees.**

MAY 6 10 13 AM '92
DAVIDSON COUNTY, TN
IDENT #/REFERENCE
07899-

[ STATE OF TENNESSEE ]
[ COUNTY OF Davidson ]
[ The actual consideration or value, whichever is greater for this ]
[ transfer is $94,000.00 ]
[ ]
[ ]
[ Subscribed and sworn before me this 30th day of April, 1992. ]
[ ]
[ My Commission Expires: 7-23-94 ]

Affiant

Notary Public

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **30th** day of **April, 1992**.

Charles S. Martin

Jean D. Martin

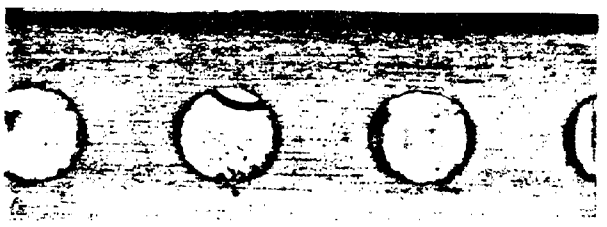
**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named **Charles S. Martin and Jean D. Martin, Husband and Wife**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

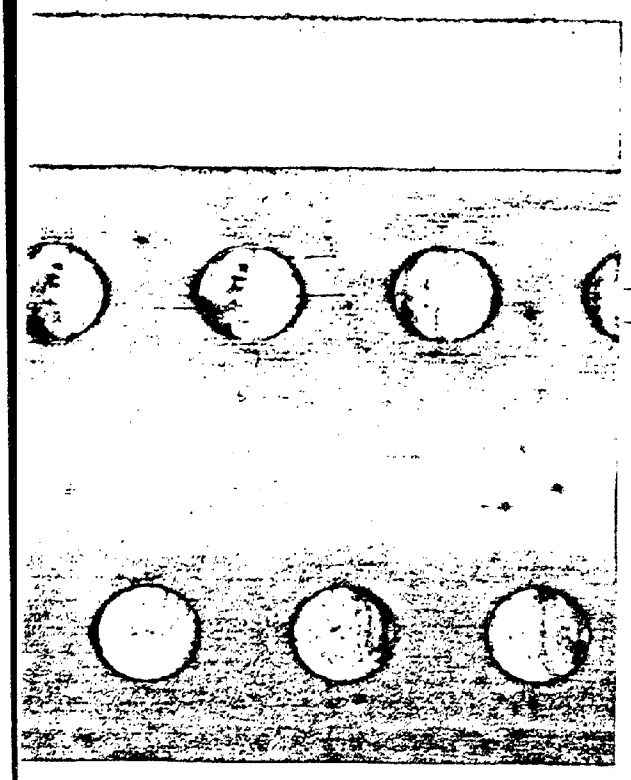
Witness my hand and official seal at **Nashville,**, Tennessee, this **30th** day of **April, 1992**.

Notary Public

My Commission Expires: 7-23-94







**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8619 PAGE 664

| | | |
|---|---|---|
| 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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 6.00
TOTAL 354.80
CHECK 354.80

05/06/92 01 10:12 0001 4042

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07898

IDENTIFIED REFERENCE

MAY 6 10 13 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 528303