Mail

BOOK 8718 PAGE 295

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

41874

2369 09/02 0101 03CHECK 157.30

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO.

ADDRESS NEW OWNER:

WILLIAM L. MARTIN, JR., ET UX
1100 Fatherland St.
Nashville, TN 37206

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 83-13, PARCEL 120

SEP 2 8 25 AM '92
DAVIDSON II REGISTER
DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00.

William L Martin, Jr
AFFIANT

Subscribed and sworn to me, this the 31ST day of AUGUST, 1992.

Notary Public
My commission expires 5-31-96

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, WALTER R. DOWLEN ET UX, JEANINE C. DOWLEN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM L. MARTIN, JR., ET UX, JEAN L. MARTIN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 307 SOUTH 11TH STREET, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 31ST day of AUGUST, 1992.

Walter R. Dowlen
WALTER R. DOWLEN

Jeanine C. Dowlen
JEANINE C. DOWLEN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER R. DOWLEN ET UX, JEANINE C. DOWLEN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 31ST day of AUGUST, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Being the southerly 60 feet of Lot NO. 89, and the westerly 40 feet of the southerly 60 feet of Lot No. 90 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said part of the Lot No. 89 fronts 60 feet on the easterly side of South 11th Street, formerly Smith Avenue, and together with part of Lot No. 90 runs back between parallel lines, with the northerly margin of Lillian Street, 90 feet to a proposed 10 foot alley.

Being the same property conveyed to Walter R. Dowlen et ux, Jeanine C. Dowlen, by Deed from R & R Sales, Inc., of record in Book 5735, page 793, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

1. All matters set forth on Plat of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8718 PAGE 298

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	39000.00
			CON TX	144.30
			PRFEE	1.00
			WDEED	12.00
			TOTAL	157.30

CHECK 157.30

09/02/92 01 08:26 0001 2369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4187:4

IDENTIFI REFERENCE

SEP 2 8 25 AM '92

[illegible] WILSON II REG. DAV.
DAVIDSON COUNTY, TN

No. 566064