File 11549 File Box 38 (First Title)

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8904 PAGE 882

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MARK D. THOMAS (NAME) | Great Financial Federal (NAME) | Map 116-16-B |
| 109 Wentworth Avenue (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 989 | Parcel 5 |
| Nashville, Tennessee ~~37205~~ 37215 (CITY) (STATE) (P. O. ZIP) | Owensboro, KY 42302-0989 (STREET ADDRESS) (CITY) (STATE) (ZIP) | F.B. 7DA91183 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, OTHO F. MEARS, III AND WIFE, ELIZABETH B. MEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK D. THOMAS AND WIFE, JOAN T. THOMAS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Second Revision The Iroquois of Nashville, as of record in Plat Book 6900, pages 61 & 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Otho F. Mears, III and wife, Elizabeth B. Mears by deed from Rochford Realty and Construction Company, Inc. of record in Book 8622, page 973, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, amended in Book 6820, page 732; (3) Dedication of common area of record in Book 8853, page 662; (4) Charter of record in Book 7661, page 875, amended in Book 8209, page 304; (5) Easements of record in Book 3432, page 467, and in Book 4154, page 212, and in Book 4159, page 136; (6) Storm Water Detention Agreement of record in Book 6400, page 650; and (7) All matters appearing on the Plan of record in Plat Book 6900, pages 61 & 62, said Register's Office.

05865

IDENTIFICATION REFERENCE

APR 2 9 43 AM '93

MARX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) property, known as 109 Wentworth Avenue, Nashville, Tennessee ~~37205~~ 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29 day of March, 1993

Otho F. Mears
OTHO F. MEARS, III

Elizabeth B Mears
ELIZABETH B. MEARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6904 PAGE 883

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OTHO F. MEARS, III

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of March, 19 93.

My commission expires 11-25-95 Notary Public Linda Brake

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth B. Mears, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of March, 1993.

Notary Public

My Commission Expires:

11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 93.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

**WARRANTY DEED**

FROM

OTHO F. MEARS, III AND WIFE,
ELIZABETH B. MEARS

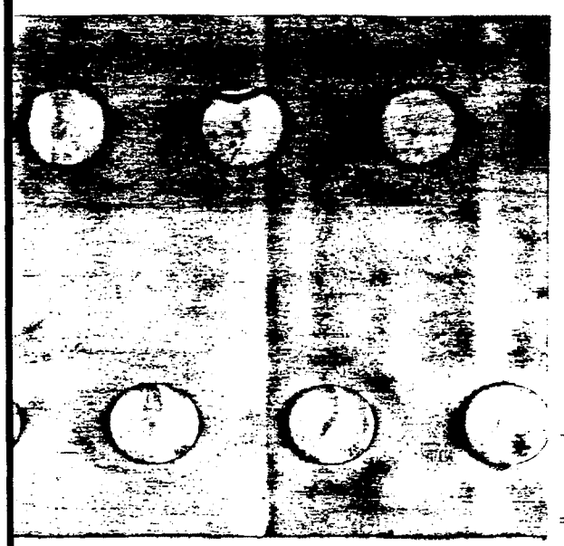
TO

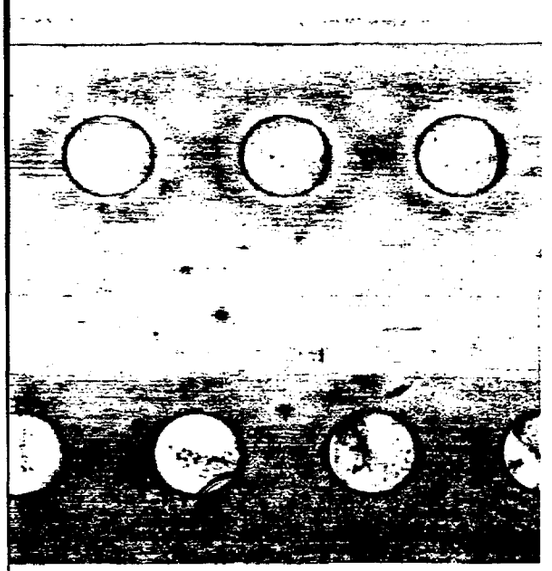
MARK D. THOMAS AND WIFE, JOAN
T. THOMAS

1294 04/02 0101 03CHECK 985.00

PLEASE RETURN TO:

**First Title & Escrow Company, Inc.**
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 8904 PAGE 884

| | | |
|---|---|---|
| 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 264000.00 |
| | | | | CON TX 976.80 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 985.80 |
| | | | | CHECK 985.80 |
| 04/02/93 | 01 | | | 09:42 0001 1294 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

05865

IDENTIFICATION REFERENCE

APR 2 9 43 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 636106