WARRANTY DEED

BOOK 9046 PAGE 323

[(STATE OF TENNESSEE)]
[(COUNTY OF)]
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS $69,400.00]
[ ]
[Affiant]
[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE]
[12 DAY OF August , 1993.]
[ ]
[Notary Public]
[MY COMMISSION EXPIRES: November 26, 1994]

[THIS INSTRUMENT PREPARED BY:
[Richard R. Hedgepath, Attorney
[4800 Charlotte Ave., Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
David Mayes and Kristy Woodcock	Margaretten & Co., Inc.	103-3-25
5510 Bon Air Circle	P. O. Box 26388	08DA-56290
Nashville, TN 37209	Richmond, VA 23260-6388	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE THOUSAND ($5,000.00) DOLLARS, CASH IN HAND PAID RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND OTHER GOOD AND VALUABLE CONSIDERATION INCLUDING THE ASSUMPTION AGREEMENT BY GRANTEES, TO PAY, ASSUME AND BE RESPONSIBLE FOR THE PAYMENT OF THE OUTSTANDING INDEBTEDNESS IN THE ORIGINAL SUM OF $66,050 OWED FIRST TENNESSEE BANK NATIONAL ASSOCIATION BY DEED OF TRUST OF RECORD IN BOOK 7903, PAGE 203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Crispin G. Sartwell and wife, Rachael K. Sartwell and Richard P. Abell and wife, Joyce G. Abell HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Mayes and Kristy Woodcock HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 99, on the Plan of Section Two, Richland Meadows, of record in Book 2083, Page 72, Register's Office for Davidson County, Tennessee.

SAID Lot No. 99 fronts 60.0 feet on the easterly margin of Bon Air Circle and extends back 170.0 feet on the northwesterly line passing a witness line of 129.0 feet, and 160.5 feet on the southerly line passing a witness line at 105.6 feet, to a dead line in the rear, measuring 88.53 feet thereon.

BEING the same property conveyed Crispin G. Sartwell and wife, Rachel K. Sartwell and Richard P. Abell and wife, Joyce G. Abell by deed from Richard L. Johnston and wife, Trisha Johnston of record in Book 7903, Page 200 Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

5510 Bon Air Circle, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

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

Witness our hands this 9th day of August, 1993. BOOK 5046 PAGE 335

CRISPIN G. SARTWELL - GRANTOR

RACHAEL K. SARTWELL - GRANTOR

RICHARD P. ABELL - GRANTOR

JOYCE G. ABELL - GRANTOR

DAVID MAYES - GRANTEE

KRISTY WOODCOCK - GRANTEE

STATE OF ~~TENNESSEE~~ Tn)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Crispin G. Sartwell and wife, Rachael K. Sartwell, David Mayes and Kristy Woodcock, the bargainors, with whom I am personally acquainted, (or 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 12 day of August, 1993.

Notary Public:

My commission expires: November 12, 1994

STATE OF VIRGINIA)
)
COUNTY OF Rappahannock)

9347 08/13 0101 03CHECK 265.78

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard P. Abell and wife, Joyce G. Abell, the bargainors, with whom I am personally acquainted, (or 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 and and official seal at Washington, Virginia this 9th day of August, 1993.

NOTARY PUBLIC

My commission expires: Jan. 31, 1994

93 AUG 13 AM 8:44

51679

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z WILSON II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9610 PAGE 330

CO	CONVEYANCE	CC	CERT'D COPY	MISC	MISCELLANEOUS
MG	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MG TX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 69400.00	
			CON TX 256.78	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 265.78	
			CHECK 265.78	
08/13/93	01		08:45 0001 9347	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51679

IDENTIFICATION REFERENCE

93 AUG 13 AM 8:44

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 685695