STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00.

Affiant

My Commission Expires: 4/24/96

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF DECEMBER, 1993.

Notary Public

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT PREPARED BY:**
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP & PARCEL NOS. |
|---|---|---|
| Leroy G. Goins, Jr.<br>540 Newkirk Trail<br>Madison, TN 37115 | SAME AS NEW OWNER | 71-15-229 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **EDDIE EUGENE SAVAGE and wife, BEVERLY JANE SAVAGE**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **LEROY G. GOINS, JR.**, (the "Grantee"), his heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lots 75, 76 and 77 on the Map of Highland's Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee. Said part of said lots front 50 feet on the southerly side of Marie Street and run back between parallel lines along the westerly margin of an alley 75 feet to the north line of Lot No. 78.
Being the same property conveyed to Eddie Eugene Savage and wife, Beverly Jane Savage, by deed from First American National Bank, of record in Book 8484, page 209, Register's Office, Davidson County, Tennessee.

This is improved property known as 319 Marie Street, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his 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 the same is unencumbered, except:

1) 1993 State & County taxes, prorated between the parties and paid in full by Grantor.

2) First Mortgage Deed of Trust in favor of First American National Bank of record in Book 8484, page 212, Register's Office, Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

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

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this the 15th day of December, 1993.

Eddie E. Savage
EDDIE EUGENE SAVAGE

Beverly Jane Savage
BEVERLY JANE SAVAGE

STATE OF ARKANSAS )
COUNTY OF Bradley )

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Eddie Eugene Savage and wife, Beverly Jane Savage, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 15 day of December, 1993.

Jeanette Cathey
NOTARY PUBLIC

My Commission Expires: 3-23-2000

99075
IDENTIFICATION REFERENCE

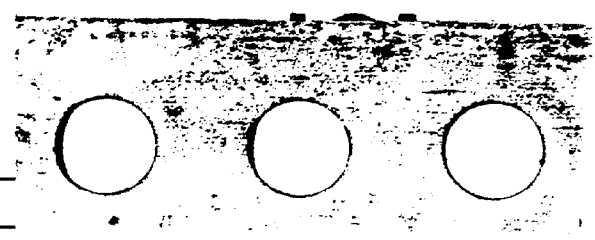
93 DEC 21 AM 10:12

6567 12/21 0101 03CHECK 108.90

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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



RECEIVED OF _____

FOR _____

BOOK 9194 PAGE 44

| | | |
|---|---|---|
| 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 | 27000.00 |
| | | | CON TX | 99.90 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 108.90 |
| | | | CHECK | 108.90 |
| 12/21/93 | 01 | 10:13 | 0001 | 6567 |

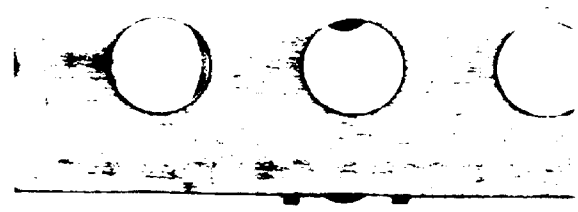
**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99075

IDENTIFICATION REFERENCE

93 DEC 21 AM 10: 12

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.



No. 736537