U0099
IDENTIFICATION REFERENCE BOOK 9198 PAGE 258 A1

93 DEC 23 AM 11:09
FEE PAYABLE IN DAVIDSON COUNTY, TN.

PREPARED BY:
Farris, Warfield & Kanaday
Suite 1800, 424 Church Street
Third National Financial Ctr.
Nashville, Tennessee 37219
(615) 244-5200

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO.: |
|---|---|---|
| Joseph N. Barker, Trustee<br>424 Church Street<br>Suite 1800<br>Nashville, Tennessee 37219 | (Same) | P/O<br>Map 144<br>Parcel 29 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater for this transfer is $10,375.-

Joseph N. Barker, Trustee
Affiant

Subscribed and sworn to before me this 21st day of DECEMBER, 1993.

Notary Public

My Commission Expires: 9-21-96

NOTARY PUBLIC

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Nancy Carol Martin, Betty Anne Beasley Rich, and Gladys Mays Beasley (hereinafter called the Grantors), have bargained and sold, and by these presents do transfer and convey unto Joseph N. Barker, Trustee, with full power to sell mortgage, and encumber without the joinder of any beneficiary (hereinafter called the Grantee), his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

(See attached Exhibit A, which is hereby fully incorporated by reference.)
(the "Property")

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his successors and assigns, forever; and we do covenant with the said Grantee 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 said land to the said Grantee, his successors 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.

The spouses of Nancy Carol Martin and Betty Anne Beasley Rich (Richard L. Martin and Bobby Rich) join in this conveyance for the purpose of conveying whatever right they possess in the Property by virtue of their marriage to said persons. The said Gladys Mays Beasley is unmarried.

WITNESS OUR HANDS this 21 day of DECEMBER, 1993.

Nancy Carol Martin
Nancy Carol Martin

Richard L. Martin by
Nancy Carol Martin, attorney in fact
Richard L. Martin

Betty Anne Beasley Rich by
Nancy Carol Martin, attorney in fact
Betty Anne Beasley Rich

Bobby Rich by
Nancy Carol Martin, attorney in fact
Bobby Rich

Gladys Mays Beasley
Gladys Mays Beasley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Tammy L. Mosley, a Notary Public of said County and State, Nancy Carol Martin, Attorney-in-Fact, signing on behalf of Richard L. Martin (the "Bargainor"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the Bargainor.

Witness my hand, at Office, this 21st day of December, 1993.

Tammy L. Mosley
Notary Public

My Commission Expires: 9/21/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Tammy L. Mosley, a Notary Public of said County and State, Nancy Carol Martin, Attorney-in-Fact, signing on behalf of Betty Anne Beasley Rich (the "Bargainor"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the Bargainor.

Witness my hand, at Office, this 21st day of December, 1993.

Tammy L. Mosley
Notary Public

My Commission Expires: 9/21/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Tammy L. Mosley, a Notary Public of said County and State, Nancy Carol Martin, Attorney-in-Fact, signing on behalf of Bobby Rich (the "Bargainor"), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the Bargainor.

Witness my hand, at Office, this 21st day of December, 1993.

Tammy L. Mosley
Notary Public

My Commission Expires: 9/21/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Tammy L. Mosley, a Notary Public of said County and State, Gladys Mays Beasley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of December, 1993.

Tammy L. Mosley
Notary Public

My Commission Expires: 9/21/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Tammy L. Mosley, a Notary Public of said County and State, Nancy Carol Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of December, 1993.

Tammy L. Mosley
Notary Public

My Commission Expires: 9/21/96

EXHIBIT A

A tract of land in the City of Forest Hills, Tennessee, being part of Parcel 29 on Tax Map 144, Metropolitan Nashville, Davidson County, Tennessee, tax maps, and being more particularly described as follows:

From a point on the easterly right-of-way of Balbade Drive at its present end and being the southwest corner of Lot No. 16, Plan of Section Three Chickering Park, as of record in Book 2663, Page 91, Register's Office for Davidson County, Tennessee; thence, with the extension of the easterly right-of-way line of Balbade Drive South 5° 50' 59" West 50 feet to an iron pin; thence, North 86° 45' 31" west for a distance of 550.0 feet to an iron pin; thence, North 87° 27' 55" West 150 feet to an iron pin; thence, South 36° 24' 11" West, 82.00 feet to a point, said point being the POINT OF BEGINNING of the herein described property; thence, South 13° 07' 26" West for a distance of 245.07 feet to a point; thence, South 49° 42' 23" West for a distance of 134.74 feet to a point; thence, North 04° 36' 43" East for a distance of 125.0 feet to a point; thence, North 36° 24' 11" East for a distance of 250.0 feet to the POINT OF BEGINNING and containing .415 acres of property.

Being part of the same property conveyed to Nancy Carol Martin, Betty Anne Beasley Rich, and Gladys Mays Beasley by deed of record in Book 8171, Page 932, Register's Office for Davidson County, Tennessee. The spouses of Nancy Carol Martin, the undersigned Richard L. Martin and of Betty Anne Beasley Rich, the undersigned Bobby Rich, join in this conveyance. Gladys Mays Beasley is unmarried.

Said tract of property as is herein described is shown as Tract "B" on that certain plat of the Ronald M. Sohr property of record in Book 8250, Page 245, of the Register's Office of Davidson County, Tennessee. Said Tract B is to be incorporated in and used as a part of Tract A as is shown on said plat.

8007 12/23 0101 03CHECK 59.48

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9198 PAGE 263

| | | |
|---|---|---|
| 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 10375.00 |
| | | | | CON TX 38.48 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 20.00 |
| | | | | TOTAL 59.48 |
| | | | | CHECK 59.48 |
| 12/23/93 | 01 | | | 11:10 0001 8007 |

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

00398 IDENTIF. & REFERENCE

93 DEC 23 AM 11:09

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

**No.** 737966