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This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

# WARRANTY DEED

BOOK 9271 PAGE 858

ADDRESS NEW OWNER:
James R. Viets and Barbara S. Viets
4202 Ashley Park Dr.
Nashville, TN 37205

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Third National Bank in Nashville
201 4th Ave. N.
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 116-03-0
GROUP G
PARCEL 00500CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth Earl Melvin and wife, Olivia Melvin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James R. Viets and wife, Barbara S. Viets, hereinafter called the Grantees, their 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 Unit No. 4202 on the Plan of Ashley Park as shown on Exhibit B to Master Deed Establishing Horizontal Property Regime of Ashley Park of record in Book 7128, page 29, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kenneth Earl Melvin by deed from Enterprise Development Corporation of record in Book 7478, page 829, Register's Office for Davidson County, Tennessee.

This is improved property known as 4202 Ashley Park Dr., Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Viets and wife, Barbara S. Viets, their heirs and assigns, forever; and we, Kenneth Earl Melvin and wife, Olivia Melvin 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of February, 1994.

Kenneth Earl Melvin

Olivia Melvin 2/28/94
Olivia Melvin

25224
IDENTIF. ↑ REFERENCE

94 MAR -8 AM 10:50
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth Earl Melvin and wife, Olivia Melvin 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of February, 1994.

Robert M Loffi
NOTARY PUBLIC

ROBERT M. LOFFI ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires: November 20, 1996

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $ 139,000.00.

James R Viets
AFFIANT

Subscribed and sworn to before me this 28th day of February, 1994.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires: November 20, 1996

9021 03/08 0101 03CHECK 523.30

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9271 PAGE 860

| | | |
|---|---|---|
| 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
139000.00
CON TX 514.30
PRFEE 1.00
WDEED 8.00
TOTAL 523.30
CHECK 523.30

03/08/94 01 10:52 0001 9021

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

25224
IDENTIF. & REFERENCE

94 MAR -8 AM 10:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No. 764425**