BOOK 9316 PAGE 366

94 APR 19 AM 10:00

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

40563

IDENTIF. # REFERENCE

*THIS INSTRUMENT PREPARED BY:*
*STEWART & BLACK, ATTORNEYS*
*333 SOUTH GALLATIN ROAD*
*MADISON, TN 37115*

*ADDRESS NEW OWNER:*

*VAN JERRY HOLT AND PATRICIA A. NEFF*
*1226 N. 2ND STREET,*
*NASHVILLE, TN 37207.*

*MAP/PARCEL NUMBER:*

*MAP 71-15, PARCEL 323*

5662 04/19 0101 03CHECK 131.40

*SEND TAX BILLS TO:*

*REAL ESTATE FINANCING, INC.*
*P.O. BOX 669*
*MONTGOMERY, AL 36101-0669*

*THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00.*

Van L Holt

*AFFIANT*

*Subscribed and sworn to me, this the ~~15TH~~ 13 day of ~~FEBRUARY~~ April, 1994.*

Dennis C. Allis

*Notary Public*

*My commission expires:* 5-11-96

DENNIS C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*WARRANTY DEED*

*FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, VICTOR ATWELL AND WIFE, CHERYL ATWELL, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said VAN JERRY HOLT AND PATRICIA A. NEFF, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.*

*This is improved property known as 1226 N. 2ND STREET, NASHVILLE, TN 37207.*

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, 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 that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.*

*WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.*

*WITNESS OUR HANDS this 13TH day of APRIL, 1994.*

Victor L. Atwell
*VICTOR ATWELL*

Cheryl A. Atwell
*CHERYL A. ATWELL*

*STATE OF TENNESSEE :*

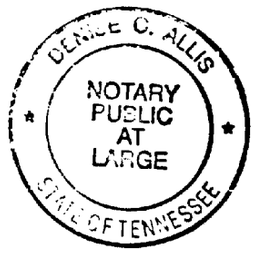
*COUNTY OF DAVIDSON :*

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR ATWELL AND WIFE, CHERYL A. ATWELL, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.*

*WITNESS my hand and official seal at MADISON, Tennessee, on this the 13TH day of APRIL, 1994.*

Denise C. Allis
*notary public*

*My commission expires:* 5-11-96



## *EXHIBIT 'A'*

*BEING Lot No. 125 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.*

*Said Lot No. 125 fronts 50 feet on the westerly side of North 2nd Street and runs back between parallel lines, 145 feet to an alley.*

*Being the same property conveyed to Victor Atwell and wife, Cheryl A. Atwell, by Warranty Deed from Douglas Bain, of record in Book 9267, page 605, Register's Office for Davidson County, Tennessee.*

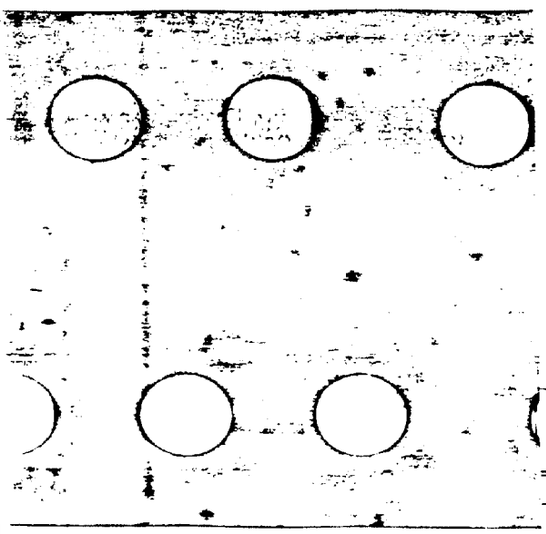
## *EXHIBIT 'A'*

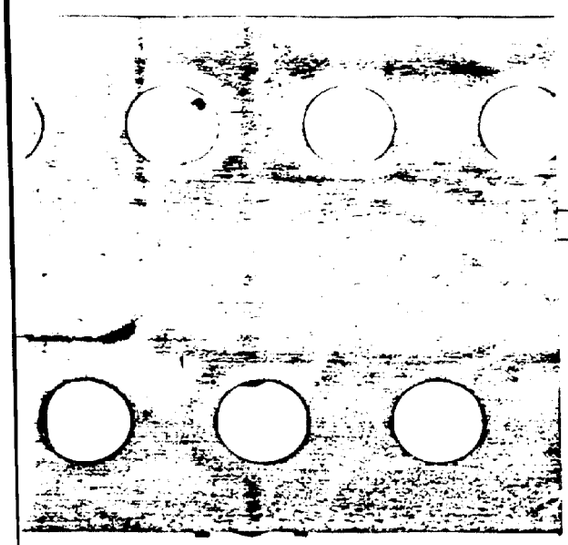
1. *Real property taxes for 1994 and all future years.*

2. *All matters set forth on Plan of record in Book 161, page 53, said Register's Office, including all setback lines, easements, etc., as shown thereon.*

3. *Deed of Trust from Duane A. Phillips and wife, Pamela A. Phillips, to Lawrence Z. Crockett, Trustee, of record in Book 5139, page 400, said Register's Office, to secure to Mortgage Corporation of The South the payment of one note dated April 19, 1977, in the original principal amount of $13,000.00, due and payable as set forth therein.*

4. *Deed of Trust from Victor Atwell and wife, Cheryl A. Atwell, to Thomas M. Black, Trustee, of record in Book 9267, page 609, said Register's Office, to secure to Douglas Bain the payment of one note dated February 15, 1994, in the original principal amount of $7,000.00, due and payable as set forth therein.*





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

RECEIVED OF _____

FOR _____

BOOK 9316 PAGE 369

| | | |
|---|---|---|
| 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 32000.00 |
| | | | | CON TX 118.40 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 131.40 |
| | | | | CHECK 131.40 |
| 04/19/94 | 01 | | | 10:01 0001 5662 |

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

40563
IDENTIF. ↑ REFERENCE

94 APR 19 AM 10:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 780839