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56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

94 SEP 22 AM 9:01
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

93069
IDENTIF. & REFERENCE

THIS INDENTURE, made and entered as of the **21st** day of **September, 1994** by and between

WILLIAM ROBERT MARR and DONNA HELEN MARR, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

JOHN W. LEE, AN UNMARRIED PERSON, and JENNIFER D. MILLER, AN UNMARRIED PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 OF THE REVISED REELFOOT SUBDIVISION, SECTION IV, OF RECORD IN PLAT BOOK 6250, PAGE 700, REGISTER OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM ROBERT MARR AND WIFE, DONNA HELEN MARR BY DEED FROM JAMES E. METCALFE AND WIFE, JANE A. METCALFE OF RECORD IN BOOK 7559, PAGE 982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

William Robert Marr
WILLIAM ROBERT MARR by Donna Helen Marr, attorney-in-fact

Donna Helen Marr
DONNA HELEN MARR attorney-in-fact

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforessaid County and State, **DONNA HELEN MARR**, the within named 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, at office, this **21st** day of **September, 1994**.

Notary Public

Commission Expiration: 11-25-95

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared DONNA HELEN MARR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WILLIAM ROBERT MARR, and acknowledged that he/she executed the same as the free act and deed of said WILLIAM ROBERT MARR.

Witness my hand, at office, this 21st day of Sept, 1994.

Notary Public

Commission Expiration: 11-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$82,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **21st** day of **September, 1994**.

Notary Public

Commission Expiration: 11-25-95

0792 09/22 0101 03CHECK 312.40

RETURN TO:

ANDERSON & JORDAN ESCROW CO., INC.
2323 CRESTMOOR RD.
NASHVILLE, TN. 37215

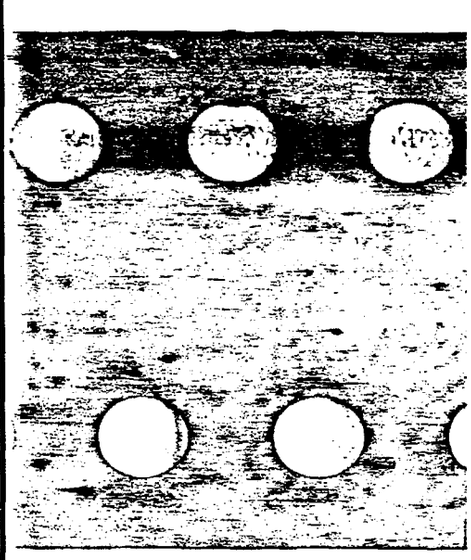
SEND TAX BILLS TO:

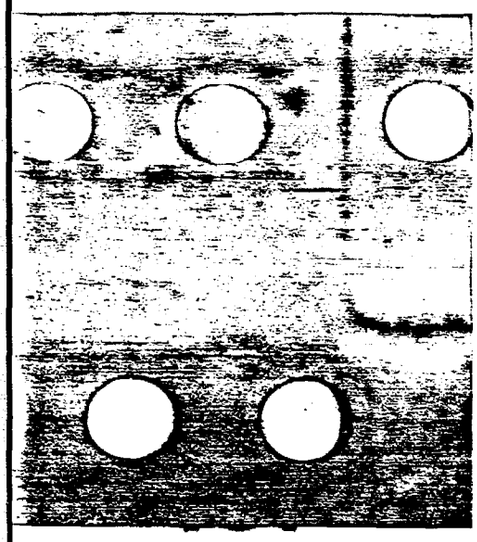
FRANKLIN AMERICAN
214 Overlook Circle Ste# 150
Brentwood, TN 37027

PROPERTY ADDRESS:

820 SANDBURG PLACE
NASHVILLE, TN. 37214

MAP PARCEL NUMBER
108-8-268





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

RECEIVED OF _____

FOR _____

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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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/22/94 01 09:00 0001 0792

93069
IDENTIF. ↑ REFERENCE

94 SEP 22 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 837085