30517

IDENTIF. & REFERENCE

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Janis R. Martin]	Trans Financial Bank	MAP and PARCEL
[303 Leisure Court]	Attn: Tax Dept.	162-16-B-7
[Antioch, TN 37013]	P.O. Box 1390	
	Tullahoma, TN 37388-1390	

95 FEB -2 AM 8:57

DAVIDSON COUNTY, TN.

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, , Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9585 PG 834

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Judy C. Shubert Thomas, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Janis R. Martin, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Phase One, Leisure Heights, as of record in Plat Book 5800, Page 267, amended in Book 6396, Page 502, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Judy C. Shubert, unmarried, by deed from The Corporeal Group, a Tennessee General Partnership, of record in Book 7905, Page 745, Register's Office, Davidson County, Tennessee.

This is property with a common address of 303 Leisure Court, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5800, Page 267, as amended in Book 6396, Page 502, said Register's office and all matters therein; 3) Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 6146, Page 241, as amended in Book 6150, Page 585, and in Book 6259, Page 862, and in Book 6396, Page 504, and in Book 7303, Page 232, said Register's office; 4) Charter appearing of record in Book 6164, Page 438, said Register's Office; 5) Easement of record in Book 4984, Page 569, said Register's Office; 6) Dedication of common area appearing of record in Book 6146, Page 238, said Register's Office; 7) Storm Water Detention Agreement of record in Book 6145, Page 226, said Register's Office; 8) Deed of Conveyance of sewer lines to the Metropolitan Government of Nashville and Davidson County of record in Book 5020, Page 739, Book 5287, Page 976, and in Book 6303, Page 596, said Register's Office; 9) Deed of Conveyance of water main and lines to the Metropolitan Government of Nashville and Davidson County of record in Book 5025, Page 614, and in Book 5287, Page 979, said Register's Office; 10) Deed of Trust executed by Judy C. Shubert, unmarried, to D. Anderson Ferrell, Trustee of record in Book 7905, Page 750, dated July 31, 1989, and secured to Tennessee Housing Development Agency in the principal amount of $58,387.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.

Judy C. Shubert Thomas being one and the same person as Judy C. Shubert.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $69,471.23
[
[Affiant
[Subscribed and sworn before me this ~~16th~~ 25th day of January, 1995.
[
[My Commission Expires: 10-14-96 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Albert Lloyd Thomas**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the husband of the said Judy C. Shubert Thomas.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this ~~16~~ 25th day of **January, 1995.**

Judy C. Shubert Thomas **Albert Lloyd Thomas**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

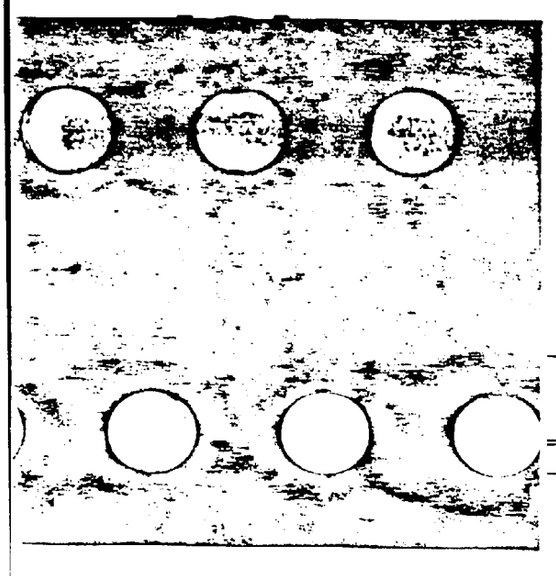
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Judy C. Shubert Thomas and husband, Albert Lloyd Thomas**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

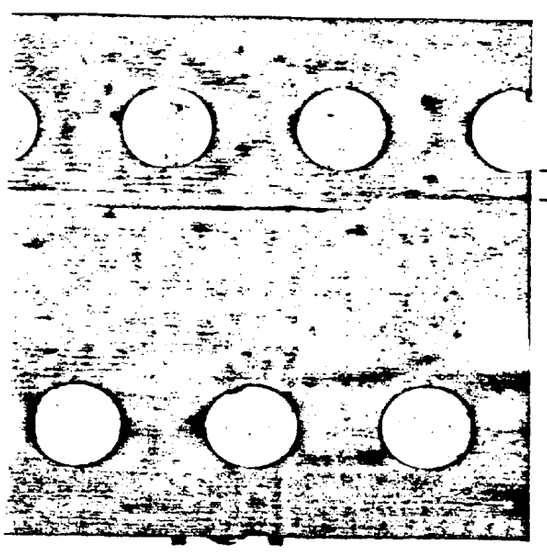
Witness my hand and official seal at **Nashville,**, Tennessee, this ~~16th~~ 25th day of **January, 1995.**

Notary Public
My Commission Expires: 10-14-96

File No. 9501-025

7779 02/02 2101 03CHECK 266.05





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9585 PG 836

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 69471.23
CON TX 257.05
PRFEE 1.00
WDEED 8.00
TOTAL 266.05
CHECK 266.05

02/02/95 01 08:57 0001 7779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30517
IDENTIF. & REFERENCE

95 FEB -2 AM 8:57

REGISTER
DAVIDSON COUNTY, TN.

No. 877534