BOOK 9671 PG 213

Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| M & S Properties<br>308 Marita Ave.<br>Goodlettsville, TN 37072 | Same as New Owner | P/O Map 43-9<br>Parcel 88 |

FOR AND IN CONSIDERATION of the sum 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 ESTATE OF LOFTON WEBB, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto M & S PROPERTIES, a Tennessee Partnership composed of Wayne Stevens and Nicholas Martin, Partners, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Tract No. 9, Block D, of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 843, page 82, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Floyd Lofton Webb and wife, Thelma Webb, by deed from Albert Duling, Trustee, of record in Book 971, page 520, Register's Office for Davidson County, Tennessee. And, the said Thelma Webb died intestate on September 24, 1989. The said Floyd Lofton Webb a/k/a Lofton Webb died testate on January 26, 1991. The Last Will and Testament of Lofton Webb dated February 27, 1986 was filed for probate in the Probate Court for Davidson County, Tennessee in the *Matter of The Estate of Lofton Webb,* Docket Number 97474. Brenda Lemley was appointed Substitute Administratrix of the Estate of Lofton Webb by Order of the Probate Court for Davidson County Tennessee entered on January 13, 1995 and was empowered to sell the real property hereinabove described and by order of the said Court entered April 19, 1995, a certified copy of which is attached to this deed, the Court authorized Brenda Lemley, Administratrix C.T.A./D.B.N. to sell, transfer and convey the said property under the terms therein set forth, without the joinder of any beneficiary. By her signature hereto, the Administratrix C.T.A./D.B.N., Brenda Lemley, certifies that all of the debts and obligations owing by Thelma Webb during her lifetime and by reason of her death have been fully paid and that there are sufficient funds within the Estate of Lofton Webb for the payment of all debts and obligations owing by Lofton Webb during his lifetime or by reason of his death.

Floyd Lofton Webb and Lofton Webb is one and the same person.

The legal description, as hereinabove set forth is the same as that contained in the previous Deeds of Record.

The current mailing address for said property is 205 Cumberland Avenue, Madison, TN 37115.

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, its successors or assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 843, page 82, said Register's Office.

And the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title unto the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 12th day of May, 1995.

"GRANTOR"

ESTATE OF LOFTON WEBB, deceased

BY: _____
**BRENDA LEMLEY, Administratrix C.T.A.\D.B.N.**

"GRANTEE"

M & S PROPERTIES, a TN Partnership

BY: _____
**WAYNE STEVENS**, Partner

BY: _____
**NICHOLAS MARTIN**, Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WAYNE STEVENS and NICHOLAS MARTIN, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all of the partners of M & S PROPERTIES, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand, at office, this the 12th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BRENDA LEMLEY, with whom I am personally acquainted and who acknowledged herself to be the Administratrix C.T.A.\D.B.N. of the Estate of Lofton Webb, the bargainor, and as such Administratrix C.T.A.\D.B.N., being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the estate by herself as Administratrix C.T.A.\D.B.N.

WITNESS my hand, at office, this the 12th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $36,250.00.

Affiant

Sworn to and subscribed before me this the 12th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

052 05/15 01:01 03CHECK 150.94

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
'95 APR 19 A9:27
RICHARD H. FELLER, CLERK
D.C.

IN RE:

THE ESTATE OF LOFTON WEBB,

Deceased.

NO. 97474

BOOK 9671 PG 215

**O R D E R**

This cause came on to be heard on the 19th day of April, 1995, before the Honorable James R. Everett, Jr., Judge of the Probate Court for Davidson County, Tennessee, upon the Motion to Approve Sale of Property, heretofore filed in this cause by Thomas H. Ware, Guardian Ad Litem for the minor beneficiary, Greg Lemley; the Court's review of the pending contracts for sale of real property, entered into by the personal representative of the Estate, Mrs. Brenda Lemley; the statements of counsel; and the entire record in this cause, from all of which the Court is of the opinion that said Motion is well-taken, and that the same should be granted.

The foregoing being the ruling of the Court, and the Court having so held,

It is therefore **ORDERED, ADJUDGED** and **DECREED** that the Motion to Approve Sale of Property, heretofore filed in this cause by Thomas H. Ware, Guardian Ad Litem of the minor beneficiary, Greg Lemley, shall be, and the same is hereby **GRANTED**.

It is further **ORDERED, ADJUDGED** and **DECREED** that the administrator cta/dbn, Mrs. Brenda Lemley, is hereby specifically authorized and permitted to sell, transfer and convey all right, title and interest in and to the real properties owned by the Estate, and located at 205 Cumberland Avenue, Madison, Davidson County, Tennessee, for the sum of Forty Seven Thousand Five Hundred Dollars ($47,500.00), pursuant to the contracts for sale executed on April 13, 1995.

It is further **ORDERED, ADJUDGED** and **DECREED** that the administrator cta/dbn, Mrs. Brenda Lemley, is further specifically authorized and permitted to remit to Mr. Feller Brown of Feller

Brown Realty & Auction Company, all costs and commissions for conducting the sale of said properties at the time of the closing of said sales.

It is finally **ORDERED, ADJUDGED** and **DECREED** that all other issues shall be reserved by the Court at this time.

**ENTER** this 19 day of April, 1995. BOOK 9671 PG 216

**HON. JAMES R. EVERETT, JR., JUDGE**

**APPROVED FOR ENTRY:**

**WARE & CRAWFORD**

**THOMAS H. WARE (BPR # 11179)**
**Guardian Ad Litem for Greg Lemley**
**1800 Parkway Towers**
**404 James Robertson Parkway**
**Nashville, Tennessee 37219**
**(615) 242-8107**

STATE OF TENNESSEE, DAVIDSON COUNTY

I Richard [illegible], Clerk of the Probate Court of said County, State aforesaid, do certify that the foregoing is a full, true and complete copy, of the original on file in my office. Minute Book 393 Page 683

Given under my hand and official seal, at office in Nashville, this 21 day of April 1995

RICHARD [illegible], CLERK

By [illegible] Deputy Clerk

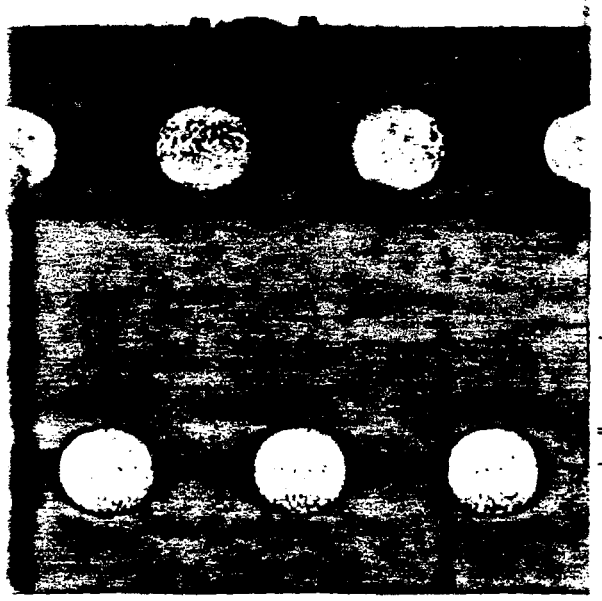
**CERTIFICATE OF SERVICE**

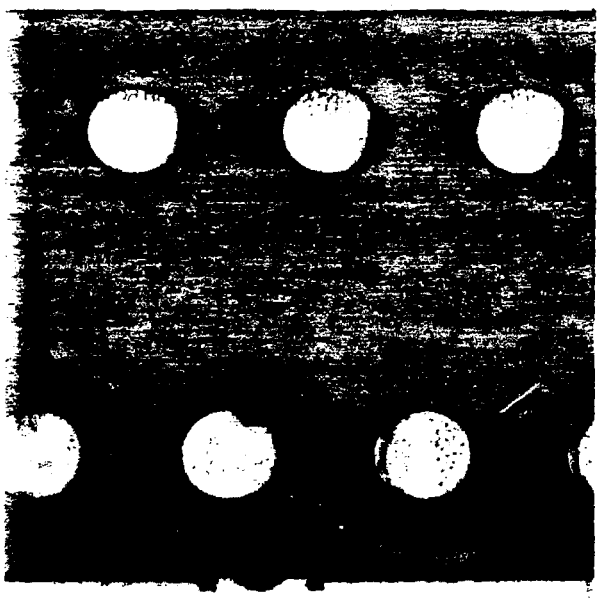
I hereby certify that I have forwarded a true and exact copy of the foregoing Order to Mrs. Brenda Lemley, Administrator CTA/DBN, 128 Trail East, Hendersonville, Tennessee, 37075; to Ms. Missy Lemley, 128 Trail East, Hendersonville, Tennessee, 37075; to Mr. Greg Lemley, 128 Trail East, Hendersonville, Tennessee, 37075; and to Mr. Feller Brown of Feller Brown Realty & Auction Company, 212 Madison Street, Madison, Tennessee, 37115, this 19th day of April, 1995.

Thomas H. Ware

95 MAY 15 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

60542
IDENTIF. & REFERENCE





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 9671 PG 217

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CD 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 36250.00
CON TX 133.94
PRFEE 1.00
WDEED 16.00
TOTAL 150.94
CHECK 150.94
05/15/95 01 09:40 0001 0762

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

60542
IDENTIF. ↑ REFERENCE

95 MAY 15 AM 9:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 910136