56

BOOK 9828 PG 293

WARRANTY DEED

File No: 00277477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary A. Marcum,	Owner	Map 72-5
[NAME] c/o Helen Cooper	[NAME]	
1213 SUNNYMEADE DRIVE		Parcel 41
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37216		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Evelyn Sanders Deal, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Gary A. Marcum and wife, Joy C. Marcum, William J. Hensley and wife, B. Diane Hensley and Helen R. Cooper, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 120,000.00

Subscribed and sworn to before me, this the 11TH day of OCTOBER, 19 95

Affiant

My Commission Expires: 03-22-97
[Affix Seal]

Notary Public

unimproved (X) Trinity Lane, Nashville
This is improved ( ) property known as _____
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered, subject to matters of record and those items on the attached Exhibit.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, 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 our hands this 11TH day of OCTOBER, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Evelyn Sanders Deal

Evelyn Sanders Deal,

95 OCT 16 A 11:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

011230 1

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Betsy Ferrell, a Notary Public in and for said County and State Evelyn Sanders Deal, unmarried

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson COUNTY, Tennessee, this 11TH day of OCTOBER, 19 95.

Betsy J. Ferrell Notary Public

Commission expires 7-26-97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

TRACT I:

Land in Davidson County, Tennessee, being the easterly part of Block "A", on the Map of Section One, Rothwood Subdivision, as of record in Book 1424, page 134, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Trinity Lane, 39.77 feet west of W.O. Cranor's line, and running thence with the north margin of Trinity Lane, North 87 degrees 40 minutes West 50.23 feet to a point; thence North 3 degrees East 180 feet to a point in the south line of a 20-foot alley; thence with the south line of said 20-foot alley, South 87 degrees East 49.65 feet to the beginning of a curve to the right; thence with said curve a 20-foot radius, 31.8 feet to a point 20 feet West of Cranor's west line, said point being in the west margin of a 20-foot alley; thence with the west line of said alley, South 3 degrees West 140 feet to the beginning of a curve to the right; thence with said curve of 20-foot radius, 31.2 feet to the beginning.

Being the same property conveyed to John W. Deal and wife, Evelyn Sanders Deal, by deed from F.C. Wallace and wife, of record in Book 2292, page 28, Register's Office for Davidson County, Tennessee.

Included in the above described property, but specifically excluded therefrom is that portion of land conveyed to the State of Tennesee, by deed of record in Book 4097, page 885, decribed as follows:

Beginning at a point in the southeast corner of the land owned by Castleman Construction Company, Inc., and the north margin of Trinity Lane; thence northerly with Castleman Construction Company, Inc. and Deal's boundary line, 3.63 feet to a point; thence South 82 degrees 08 minutes 07 seconds East, 37.47 feet to a point which is 30 feet north of the centerline of Trinity Lane; thence westerly, 37 feet with the north margin of Trinity Lane to the point of beginning; containing 68 square feet, more or less.

TRACT II:

Land in Davidson County, Tennessee, being part of a 20-foot alley lying along the northerly margin and easterly margin of Business Block "A", on the Plan of Section I, Rothwood, as of record in Book 1424, page 134, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Trinity Lane at the southwest corner of the W.O. Cranor Property, as shown on the plan of Rothwood, Section I, as of record in Book 1424, page 134, said Register's Office; thence with said Cranor's western boundary line, North 3 degrees East 200 feet to the southeast corner of Lot No. 10 on said plan; thence with the southern boundary line of Lot No. 10, westerly 89.42 feet; thence South 20 feet; thence easterly 49.65 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, southeasterly 31.8 feet; thence southerly 140 feet to the beginning of another curve; thence around said curve, having a radius of 20 feet, southwesterly 31.2 feet to the northerly margin of Trinity Lane; thence with the margin of the same, South 87 degrees 40 minutes East 39.77 feet to the beginning.

Being the same property conveyed to John W. Deal and wife, Evelyn Sanders Deal, by Quitclaim Deed from Castleman Construction Company, of record in Book 3859, page 965, said Register's Office, the said John W. Deal having since died.

EXHIBIT

1. TAXES FOR 1995: PAID.

2. SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 4236, PAGE 688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

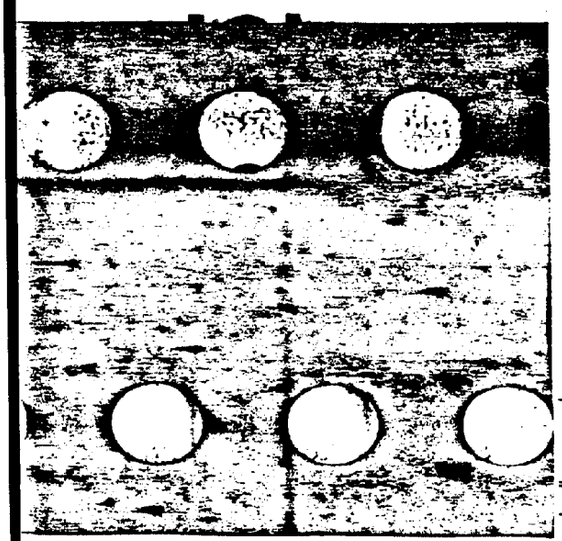
3. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 2298, PAGE 629 AND BOOK 3763, PAGE 567, IN SAID REGISTER'S OFFICE.

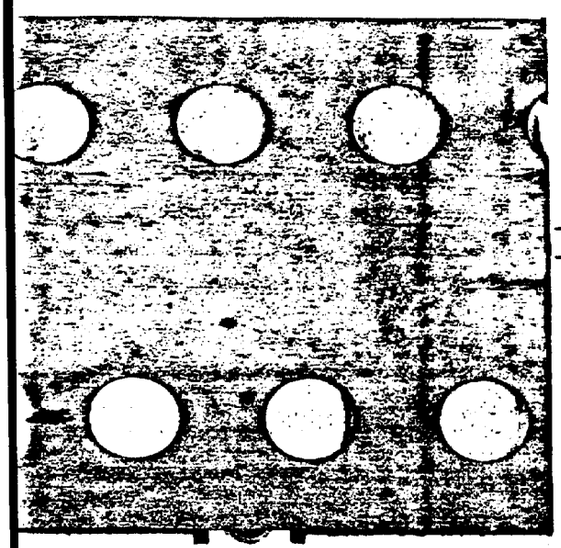
4. RIGHTS AND EASEMENTS RESERVED IN THE ALLEY ON THE EAST SIDE WHICH WAS CLOSED BY ORDIANCE NO. 63-103.

5. RIGHTS OF THE OWNERS OF LOT NO. 10, SECTION I, ROTHWOOD, IN AND TO AN ALLEY IN THE REAR OF THE PREMISES.

6. EASEMENT FOR SLOPES, OF RECORD IN BOOK 4097, PAGE 885, SAID REGISTER'S OFFICE.

6898 10/16 0101 03CHECK 461.00





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

RECEIVED OF _____

FOR _____

BOOK 9828 PG 297

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	461.00
			CHECK	461.00
10/16/95	01		10:52 0001	6898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0112301
IDENTIF. ↑ REFERENCE

95 OCT 16 AM 10:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 965634