96-03 50

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR 27 '98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph M. Martin | New Owners | MAP 61-110 |
| (NAME) | (NAME) | |
| 2833 Gaywinds Court | | 36.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | 03DZ50416 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alexander P. Waddell, Sr. and wife, Minnie P. Waddell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Martin and wife, Deborah K. Martin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 182 on the Plan of Sutherland Heights, Section V, of record in Book 2900, page 1, Register's Office for Davidson County, Tennessee. Said lot fronts 90 feet on the northerly side of Gaywinds Court and runs back 327.9 feet on the westerly line and 415.6 feet on the easterly line to a dead line in the rear on which it measures 215 feet.

BEING the same property conveyed to Alexander P. Waddell, Sr. and wife, Minnie P. Waddell by deed from Robert A. Blake and wife, Carolyn M. Blake, of record in Book 4020, Page 530, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2907, Page 175; and Book 2795, page 97, Register's Office for said County.

Power of Attorney of record in Book _____, page _____, said Register's Office.

Power of Attorney of record in Book _____, page _____, said Register's Office.

Alexander P. Waddell, Sr. and Alex P. Waddell, III being one and the same person.

unimproved ( )
This is improved ( X ) property, known as 2833 Gaywinds Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand S this 9th day of January 19 96

Alexander P. Waddell, Sr. by: Alex P. Waddell III his attorney in fact

Minnie P. Waddell by: Alex P. Waddell III her attorney in fact

Minnie P. Waddell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alex P. Waddell, IV, with whom I am pesonally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Alexander P. Waddell, Sr. and Minnie P. Waddell as their Attorney in Fact as the free act and deed of the within named Alexander P. Waddell, Sr. and Minnie P. Waddell.

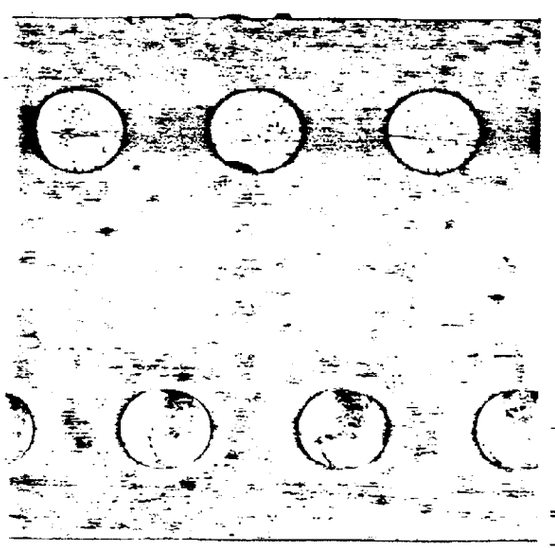
Witness my hand and official seal at Nashville, this 9th day of January, 1996.

My Commission Expires: 5/24/97

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

011856



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

RECEIVED OF _____

FOR _____

BOOK 9923 PG 823

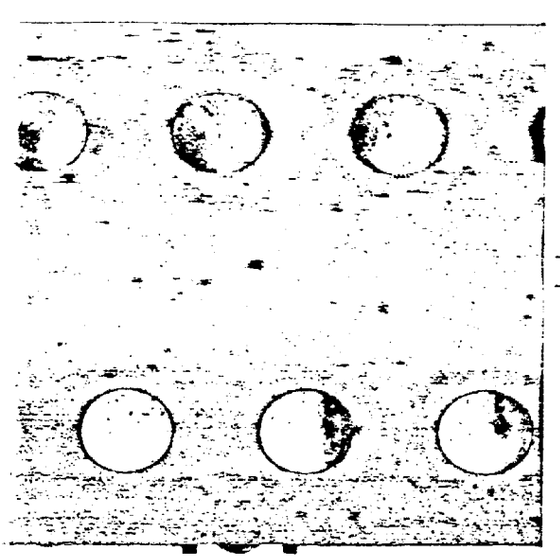
| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CKNT | |
| | 137500 00 |
| DON TX | 506.75 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 517.75 |
| CHECK | 517.75 |

[illegible] DL 22130 0001 9927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



014285 6
IDENTIFICATION REFERENCE

93 [illegible]22 AM 11:20

[illegible] DAVIDSON COUNTY, TN.

**No.** 998213