26B

BOOK 9974 PG 166

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| William L. Martin, Jr.<br>1100 Fatherland Street<br>Nashville, TN 37206 | NEW OWNER | Map 083-130<br>Parcel 090.00 |

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

96 MAR -8 PM 2:30
REGISTER
DAVIDSON COUNTY, TN.

0158460
IDENTIF. # REFERENCE

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Vernon W. Frye and wife, Patricia G. Frye (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto William L. Martin, Jr. (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Being Lot No. 6 on the map of Hanner's Subdivision, as of record in Plat Book 2, Page 43, in the Chancery Court Clerk's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Vernon W. Frye and wife, Patricia G. Frye by Cash Deed from Secretary of Housing and Urban Development of record in Book 8650, Page 759, said Register's Office for Davidson County, Tennessee.**

Grantee herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain Deed of Trust made by Patricia G. Frye and husband, Vernon W. Frye to Gerald F. Nicely, Trustee, which Deed of Trust is recorded in the Register's Office for Davidson County, Tennessee, in Book 8941, and page 359, and note of even date thereby secured, in the original principal amount of $30,000.00, payable to Metropolitan Development & Housing Agency.

This legal description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 308 S. 11th Street, Nashville, Tennessee 37206.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $112,000.00.
[
[ Affiant
[Subscribed and sworn to before me this
[26th day of February, 1996.
[
[ Notary Public
[ My Commission Expires 1-24-98
[

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

And Grantors do covenant with the said Grantee 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 hereinabove.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of February, 1996.

VERNON W. FRYE

PATRICIA G. FRYE

6629 03/08 0101 03CHECK 423.40

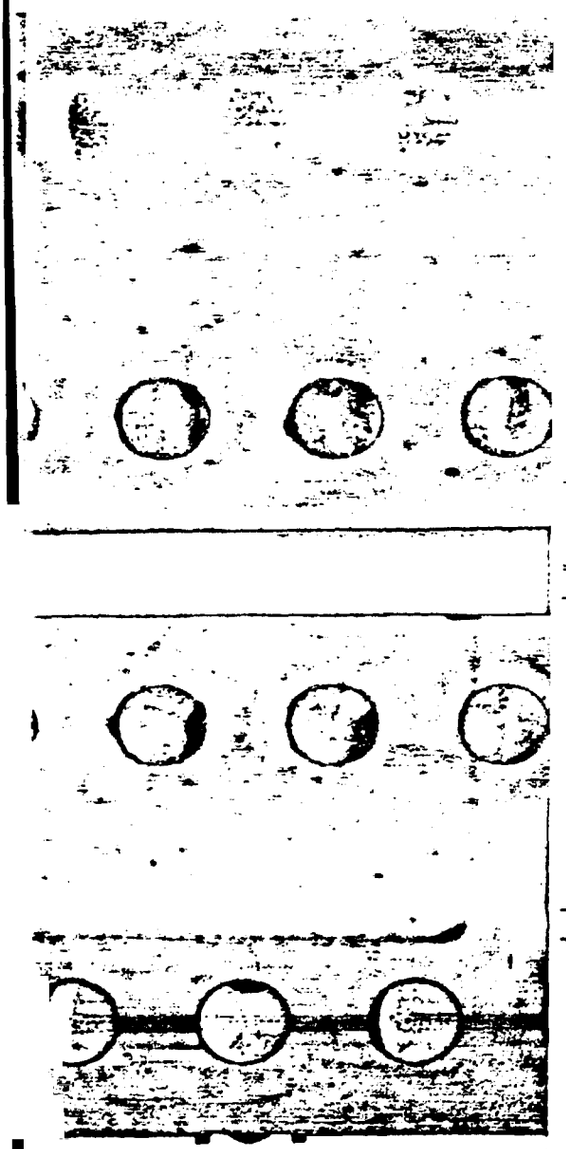
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vernon W. Frye and wife, Patricia G. Frye**, the 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 and official seal at Nashville, Tennessee, this 26th day of February, 1996.**

NOTARY PUBLIC

My Commission Expires: 1-24-98



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

RECEIVED OF _____

FOR _____

BOOK 9974 PG 168

| | | |
|---|---|---|
| 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 112000.00
CON TX 414.40
PRFEE 1.00
MDEED 8.00
TOTAL 423.40
CHECK 423.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158460
IDENTIF. ✦ REFERENCE

96 MAR -8 PM 2:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014725