# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 34,894.53

Affiant

Sworn to and subscribed before me this 25 day of March 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

| ADDRESS - NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Carl E. Jones | Same | Map 131-2-A |
| 1314 5th Avenue N. Ste 100 | | Par. 97 |
| Nashville, Tn 37208 | | |

**FOR AND IN CONSIDERATION** of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter W. Martin and wife, Laurette H. Martin and Reginald Martin, unmarried, hereinafter called Grantors, have has bargained and sold, and by these presents does transfer and convey unto Carl E. Jones, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. M-14, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Walter W. Martin and wife, Laurette H. Martin and Reginald Martin, unmarried, by deed from Nella Jean Tekulve Johnson and husband Lawrence Joel Johnson of record in Book 6667, page 878, Register's Office for Davidson County, Tennessee.

This is improved property known as 2116 Hobbs Road, M-14, Nashville, TN 37215.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

**TO HAVE AND TO HOLD** the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hands this 26th day of March, 1996.

REGINALD MARTIN

WALTER W. MARTIN

LAURETTE H. MARTIN

STATE OF MISSISSIPPI )
)
COUNTY OF Madison )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Walter W. Martin and wife, Laurette H. Martin, and Reginald Martin, unmarried, 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 this 26th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: [illegible] 1999 [illegible] NOTARY PUBLIC, INC.

RITA B. MONCEAUX NOTARY PUBLIC HINDS CO. MS

STATE OF MISSISSIPPI )
)
COUNTY OF _____ )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Reginald Martin, unmarried, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of _____, 1996.

NOTARY PUBLIC

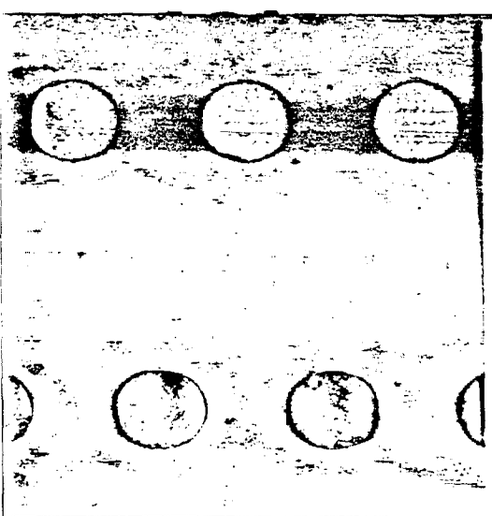
My Commission Expires: _____

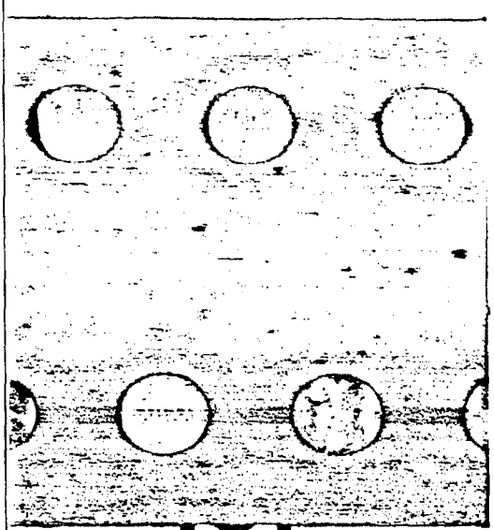
PICK-UP

96 MAR 29 PM 12:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
016458

[illegible] 23.27 0.00 CHECK 138.11





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

RECEIVED OF _____

FOR _____

BOOK 9995 PG 976

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| DAMT | 34894.53 |
| CON TX | 129.11 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 138.11 |
| CHECK | 138.11 |

03/29/96 01 12:42 0001 4191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165458
IDENTIF. # REFERENCE

96 MAR 29 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022203