Box 50-B

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10133 PG 987

**ADDRESS NEW OWNER:**
Peter J. Sulinski, Jr.
420 Ezell Pike
Nashville, Tennessee 37217

**SEND TAX BILL:**
*To Owner*

**MORTGAGEE:**
Tara M. McCoy Trust
c/o First National Bank
P.O. Box 520
Tullahoma, TN 37388

**MAP AND PARCEL:**
MAP 134-8
GROUP
PARCEL 36

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tara I. Martin, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Peter J. Sulinski, Jr., unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map of Bowood Heights Subdivision, of record in Book 2331, page 47, Register's Office for davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James A. Martin and wife, Tara I. Martin by Installment Deed from Arthur L. Waddell and wife, Martha Waddell of record in Book 6547, page 420, said Register's Office. The said James A. Martin having since died.
>
> **THE UNDERSIGNED TARA I. MARTIN AND TARA MCCOY ARE ONE AND THE SAME PERSON.**

This is improved property known as 420 Ezell Pike, Nashville, TN 37217.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 property taxes which are not yet due and payable.
2. Subject to all matters show on the Plan of record in Book 2331, page 47, in said Register's Office.
3. Sanitary sewer and/or storm drainage easement of record in Book 5002, page 329, said Register's Office.
4. Restrictive covenants contained in an instrument of record in Book 2446, page 537, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peter J. Sulinski, Jr.,an unmarried person, his heirs and

96 JUL 26 PM 12:53
REX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
0207772

assigns, forever; and I, Tara I. Martin, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this the 19 day of July, 1996.

Tara I. Martin

Tara I. Martin

STATE OF FLORIDA)
COUNTY OF Palm Beach)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tara I. Martin, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19 day of July, 1996.

Linda C. Maynell

NOTARY PUBLIC

My Commission Expires:

OFFICIAL NOTARY SEAL
LINDA CAROL MAYNELL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC278096
MY COMMISSION EXP. APR. 20,1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

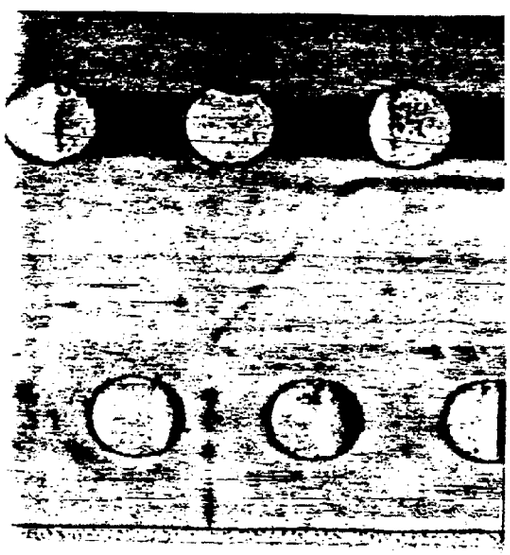
AFFIANT

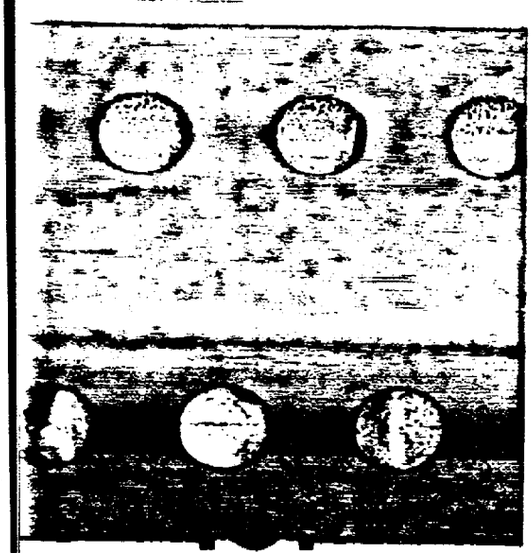
Subscribed and sworn to before me
this 23 day of July, 1996.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

DAVIDSON COUNTY, TENN.

9746 07/26 0101 03CHECK 305.00





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

RECEIVED OF _____

FOR _____

BOOK 10133 PG 989

| | | |
|---|---|---|
| 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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

07/26/96 01 12:59 0001 9746

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

0207772
IDENTIF. ↑ REFERENCE

96 JUL 26 PM 12:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1067358