This instrument prepared by :
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37070-0485

Map: 53
Group: 14
Parcels: 108,109,110,111

Send Tax Bills to :
1441 Pawnee Trail
Madison, TN 37115
(address)

BOOK 10360 PG 715

# WARRANTY DEED

***FOR AND IN CONSIDERATION*** of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WE, John T. Price and Wife, Betty J., have bargained and sold and by these presents do hereby transfer and convey unto, Thomas H. Marks Jr. and Wife Rhonda L. Marks their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

***Tract 1:***

*Land in Davidson County, Tennessee, being Lots. Nos. 15, 16, and 17, on the Map of Plan of Nawakwa Hills, as of record in Book 843, pages 36, and 37 Register's Office for said County.*

*Said Lots Nos. 15, 16 and 17 adjoin and front 90 feet each on the northeasterly margin of Pawnee Trail and extend back 298 feet on the northerly side of Lot No. 15 and 329 feet on the southerly side of Lot No. 17 to a dead line and shows 90 feet each, on said dead line.*

***Tract 2:***

*Land in Davidson County, Tennessee, being a certain tract described as follows: Beginning at a point in the westerly margin of a Lookout and the southeasterly corner of Lot No. 17, as shown on the map or Plan of Nawakwa Hills, as of record in Book 843, pages 36 and 37, Register's Office for said County; thence northwardly with the westerly margin of said Lookout 100 feet, more or less, to the low water mark of the Cumberland River; thence up said River with its meanderings North 42 degrees, 30 minutes, West 100 feet, more or less, to a point; thence North 52 degrees West 264 feet; thence North 47 degrees, 30 minutes West 511 feet; thence North 52 degrees, 30 minutes West 150 feet, more or less to the southeasterly lookout at low water mark, as shown on said Map or Plan; thence with the southerly margin of said lookout westardly 100 feet more or less to the northeasterly corner of Lot No. 7 as shown on said Map or Plan; thence southwardly with the northeasterly margin of Lots Nos. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 1102.1 feet, more or less, to the beginning point, containing 2.4 acres, more or less.*

*Being the same property conveyed to Grantors herein by deed from Charles U. Coggin etal of record in Book 5446, page 784, Register's Office for Davidson County, Tennessee.*

***TO HAVE AND TO HOLD*** the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Thomas A. Marks, Jr. and Wife, Rhonda L. Marks their heirs and assigns, in fee simple forever.

***AND WE DO COVENANT*** with the said and Thomas A. Marks, Jr. and Wife, Rhonda L. Marks, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

***AND WE DO FURTHER COVENANT*** and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said Thomas A. Marks, Jr. and Wife, Rhonda L. Marks, their heirs and assigns against the lawful claims of all persons whomsoever.

***WITNESS OUR HANDS this 25 day of February, 1997.***

*John T. Price*

*Betty J. Price*

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, a Notary Public, John T. Price and Betty J. Price with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, Tennessee this 25th day of February, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

10/21/98

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 25th day of February, 1997.

NOTARY PUBLIC

**MY COMMISSION EXPIRES :**

10/21/98

0276582

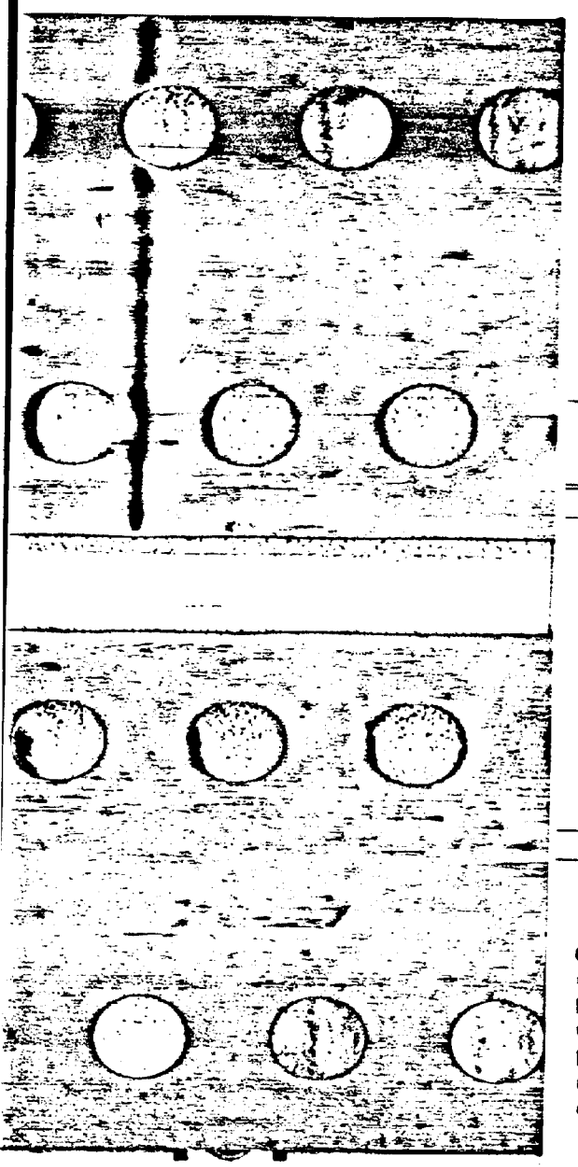
IDENTIF. & REFERENCE

97 FEB 26 PM 1:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0196 02/26 0101 03CHECK 549.50



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

RECEIVED OF _____

FOR _____

BOOK 10360 PG 718

| | | |
|---|---|---|
| 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 | |
| | | | | 145000.00 |
| | | | CON TX | 536.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 549.50 |
| | | | CHECK | 549.50 |
| 02/26/97 | 01 | | 13:23 0001 | 0196 |

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

0276582
IDENTIF. ↑ REFERENCE

97 FEB 26 PM 1:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1120618