2 of 3

BOOK 10720 PG 69

| [ADDRESS NEW OWNER: | [SEND TAX BILLS TO: | [MAP-PARCEL NOS. ] |
|---|---|---|
| [Roger D. Martin and wife , | [Norwest Mortgage | [ ] |
| [Vickie C. Martin | [215 Centerview Dr. Ste 111 | [Map 25-08 ] |
| [214 Shevel Drive | [Brentwood, Tennessee 37027 | [Parcel 73 ] |
| [Goodlettsville, Tennessee 37072 | | ] |
| [This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont | | ] |
| [Boulevard, Suite 115, Nashville, Tennessee 37205 | 97-10-4606 | ] |
| [ | | ] |

**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, I, Tracy Mitchell, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Roger D. Martin and wife, Vickie C. Martin (the "Grantees"), Grantees' 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. 4 on the plan of Ranchwood, Section One, of record in Book 2900, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Tracy Mitchell by Special Warranty Deed from Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 1994-1, of record in Book 10275, page 976, Register's Office for Davidson County, Tennessee.**

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

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 214 Shevel Drive, Goodlettsville, Tennessee 37072.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[**The actual consideration or value, whichever is greater for**
[**this transfer is $118,000.00.**
[
[ Roger D. Martin
**Affiant**
[**Subscribed and sworn to before me this**
[**10th day of December, 1997**
[
[
**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 Grantees, Grantees' heirs and assigns, forever.

97 DEC 15 AM 9:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03798 34

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of December, 1997.

Tracy Mitchell

**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 bargainors Tracy Mitchell, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this day 10th of December, 1997.**

NOTARY PUBLIC

**My Commission Expires:** 1-24-98

A:\DBOYD\WARRDEED\MITCHELL.WD

0850 12/15 0101 03CHECK 445.00

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10720 PG 71

| | | | | | |
|---|---|---|---|---|---|
| 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 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/15/97 01 97-12 0001 0850

0379834
IDENTIFICATION REFERENCE

97 DEC 15 AM 9:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1231613