File in Box No. 19 B

# WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

P.R. 10766:830

STATE OF TENNESSEE #98-1-9-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,900.00
Christopher Fentress Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF January 19 98
Notary Public
MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CHRISTOPHER FENTRESS, JR. | Lovell & Malone, Inc. | MAP 148-03 |
| (NAME) | (NAME) | |
| 3358 Ezell Road | 2209 Crestmoor Road, #330 | PARCEL 040 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville, TN 37215 | FB #05DU-14871 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN W. MARLIN, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER FENTRESS, JR. AND WIFE, MARGARET L. FENTRESS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 105 on the Plan of Cherokee Hills, Section I, as of record in Book 3106, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John W. Marlin, by Deed from American General Finance, Inc., a Tennessee Corporation, of record in Book 10365, Page 913, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3375, Page 381, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

"Subject property is NOT now or ever has been the principal place of residence of the Grantor herein."

5037 01/23 0101 03CHECK 323.13

unimproved ( )
This is improved (X) property, known as 3358 Ezell Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 5th day of January 1998

John W. Marlin

JOHN W. MARLIN

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 JOHN W. MARLIN, A MARRIED MAN

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 at Brentwood, Tennessee, this 5th day of January, 1998.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

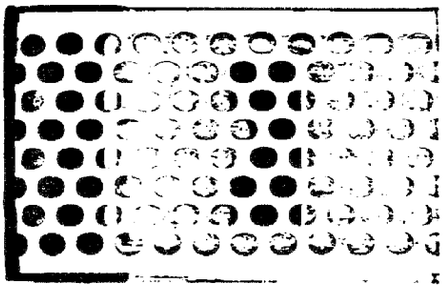
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



98 JAN 23 PM 12:10
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
01392887



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10766 PAGE 832

| | | |
|---|---|---|
| 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 84900.00
CON TX 314.13
PRFEE 1.00
WDEED 8.00
TOTAL 323.13
CHECK 323.13

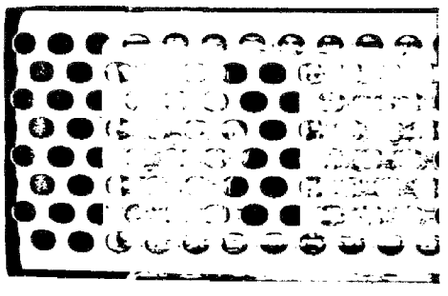
01/23/98 01 12:11 0001 5037

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

0392887
IDENTIF. & REFERENCE

98 JAN 23 PM 12:10

REGISTER
DAVIDSON COUNTY, TN.



**No.** 1245645