BOOK 10868 PAGE 243

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36475)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF March, 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

FRED D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kevin S. Killets (NAME)	Mid-State Financial Services, (NAME)	119-4-26
289 Lawndale Drive (ADDRESS)	2021 Richard Jones Road (ADDRESS)	2DA-43425
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Fred C. Martin and wife, Doris M. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin S. Killets, unmarried

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. 53 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, Page 79, Register's Office for said County. Said Lot No. 53 is described as follows:

Beginning on the easterly margin of Lawndale Drive at the corner of Lots Nos. 52 and 53; thence with the line between said lots northeastwardly 266.8 feet to the corner of Lots Nos. 52, 55 and 56; thence with the line between Lots nos. 53 and 55 northwestwardly 134 feet to the corner of Lots Nos. 54 and 55 and the north line of Lot No. 53; thence with the line between Lots Nos. 53 and 54 westwardly 141.5 feet to the easterly margin of Lawndale Drive; thence with said Drive southwardly 126 feet to a concrete monument; thence southwardly 18 feet to the corner of Lots Nos. 52 and 53, the point of beginning.

BEING the same property conveyed to Fred C. Martin and wife, Doris M. Martin by deed from Lyman L. Dukes, Jr. and wife, Jacquita E. Dukes of record in Book 4029, Page 8, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property known as 289 Lawndale Drive, 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 our hand s this 27th day of March, 19 98

Fred C. Martin
Fred C. Martin

Mrs. Doris M. Martin
Doris M. Martin

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10868 PG 244

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 Fred C. Martin and wife, Doris M. Martin

the bargainor s 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 at Nashville, Tennessee, this 27th day of March, 1998.

Commission expires 7/25/98

Notary Public

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 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

04204 30
IDENTIFICATION REFERENCE

98 APR -2 PM 12:53

ELLEN C. ROBERTSON
DAVIDSON COUNTY, TN.

4597 04/02 0101 03CHECK 419.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10868 PG 245

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

DART 111,000.00
CON TX 418.70
PRFEE 1.00
WDEED 2.00
TOTAL 419.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 419.70

04/02/98 01 12:55 0001 4597

98 APR -2 PM 12:53

04204430

IDENTIFICATION REFERENCE

No. 1274853