TCB-ETCC-98-767

3

STATE OF TENNESSEE BOOK 11045 PAGE 797
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00

Affiant

WARRANTY DEED

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

VALERIE D. SMITH NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

TCB-ETCC-98-767

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis K. Goins (NAME)	Crestar Mortgage Corporation (NAME)	MAP 127
8445 Highway 70 (ADDRESS)	5311-77 Center Drive, Suite 66 (ADDRESS)	PARCEL 102
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (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, Robert L. Martin and wife, Betty A. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis K. Goins and wife, Mary C. Goins

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 the 9th Civil District of Davidson County, Tennessee, being Tract No. 5 of a portion of the W.T. Hutton Property described according to a survey by James L. Murphy, Jr. and Company, dated January 5, 1967, as follows:

Beginning at a point in the southerly margin of the Memphis-Bristol Highway, said point also being the northeast corner of the herein described tract; thence South 4 deg. 11' 56" East 292.39 feet; thence North 89 deg. 15' 51" East 248.79 feet; thence South 55 deg. 17' 54" West 533.58 feet; thence North 3 deg. 48' 15" West 580 feet to a point in the South margin of the Memphis-Bristol Highway; thence North 86 deg. 11' 45" East 207.5 feet to the beginning.

Being the same property conveyed to Robert L. Martin and wife, Betty A. Martin by deed from Eddie Resha, Executor of the Estate of Victoria Bates, Frank Bates, and Joe Bates of record in Deed Book 5230, page 555, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

FELIX Z. SUMMITT REGISTER
DAVIDSON COUNTY, TN.
98 AUG -3 AM 8:10

IDENTIF. & REFERENCE 0469505

unimproved ( )
This is improved (X) property, known as 8445 Highway 70, Nashville, Tennessee 37221
(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 23rd day of July 19 98

Robert L. Martin

Betty A. Martin

BOOK 11045 PAGE 798

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Martin and wife, Betty A. 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 Brentwood, Tennessee, this 23rd day of July, 19 98.

Commission expires 3-3-99

VALERIE D. NOTARY PUBLIC AT LARGE KNOX COUNTY TENN.

Valerie D. Wright
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 _____

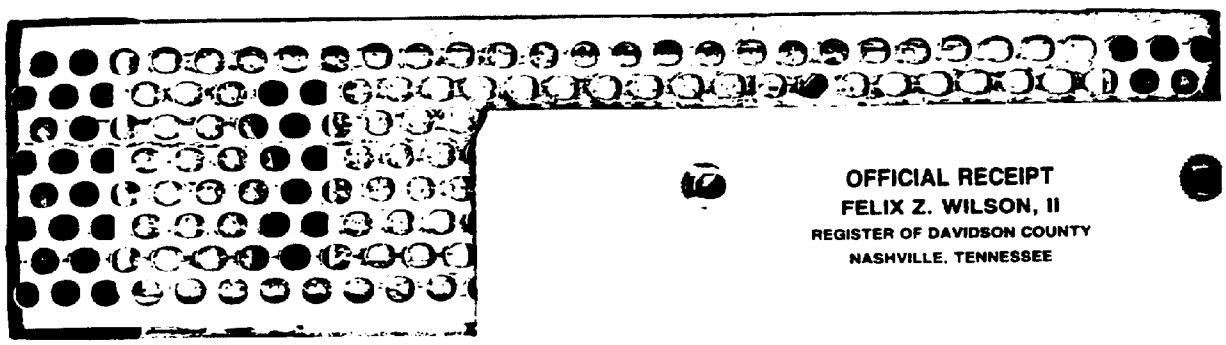
_____
Notary Public

1099 08/03 0101 03CHECK 895.30

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

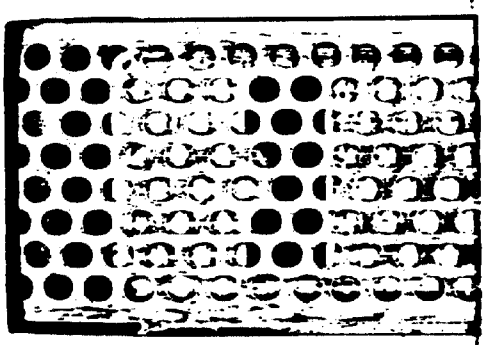
BOOK 11045 PAGE 799

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	239000.00
			CON TX	884.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	895.30
			CHECK	895.30
08/03/98	01		08:11 0001	1099



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469505
IDENTIF. ↑ REFERENCE

98 AUG -3 AM 8:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326708