BOOK 11107 PAGE 342

98 SEP 10 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0486360
IDENTIF. → REFERENCE

MAIL ENV.

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nancy R. Grice, Unmarried
2549 Stinson Road
Nashville, TN 37214

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map & Parcel:
084-16-0-045
Field Book: 03DZ-67946

WARRANTY DEED 9190 09/10 0101 03CHECK 273.63

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Willard O. Martin, Unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nancy R. Grice, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described to wit:

Being Lot No. 14 on the Map of Hargis Heights, of record in Book 974, page 82, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Stinson Road, the common corner of Lots Nos. 13 and 14; thence with the line between said lots northerly 200 feet to the South line of the Hurt Land; thence with the line of the same South 85° East 110 feet to the margin of the right-of-way of the Tennessee Central Railroad; thence with the margin of the same South 43° 30' East 60.3 feet to the common corner of Lots Nos. 14 and 15; thence with the line between said Lots southeasterly 192 feet to the margin of Stinson Road; thence with the margin of same, around a slight curve, westerly 75 feet to the point of beginning.

Being the same property conveyed to Willard O. Martin and wife, Freda D. Martin, by deed from Myrtle Rogers Lilley, as of record in Deed Book 1318, page 23, Register's Office for Davidson County, Tennessee. The said Freda D. Martin died on February 8, 1982, leaving Willard O. Martin as the surviving tenant by the entirety.

This is improved property known as 2549 Stinson Road, Nashville, TN 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1117, page 641, as amended in Book 1149, page 566, and easement for utility purposes of record in Book 974, page 82, and easements and covenants and conditions as shown on the Plan of record in Plat Book 974, page 82, all of record in Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 9th day of September, 1998.

Willard O. Martin
by David T. Whitefield
Attorney-in-Fact

WILLARD O. MARTIN
BY: DAVID T. WHITEFIELD,
ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 9th day of September, 1998, before me personally appeared **David T. Whitefield,** to me known to be the person who executed the foregoing instrument in behalf of **Willard O. Martin,** and acknowledged that he executed the same as the free act and deed of the said **Willard O. Martin.**

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of September, 1998.

Michele M. Cooper
NOTARY PUBLIC

My Commission Expires: March 22, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$69,900.00.**

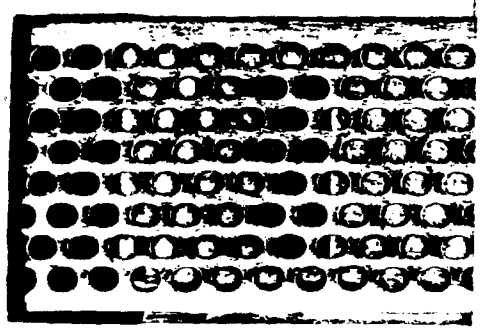
Nancy R. Dunn
AFFIANT

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Subscribed and sworn to before me
this 9th day of September, 1998.

NOTARY PUBLIC

My Commission Expires: March 22, 2001



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11107 PAGE 345

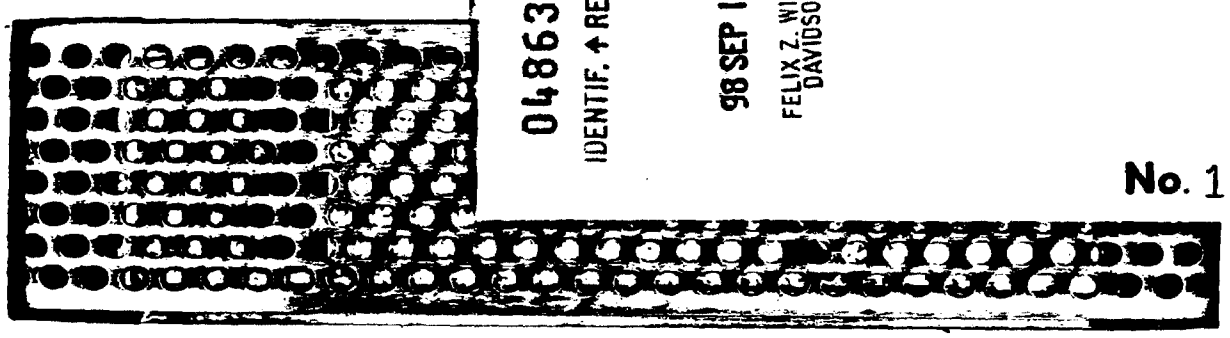
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	69900-00
CON TX	258-63
PRFEE	1-00
WDEED	12-00
CFEE	2-00
TOTAL	273-63
CHECK	273-63

09/10/98 01 13:54 0001 9190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0486360
IDENTIF. ↑ REFERENCE

98 SEP 10 PM 1:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1344597