Box 1

| WARRANTY DEED<br><br>BOOK 11171 PAGE 196 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 1998.<br>Notary Public<br>MY COMMISSION EXPIRES: May 26, 2002<br>(AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Roger D. Biehl** | ~~Coasts & Co. Advantage Equity~~ OWNER | 133-7-53 |
| (NAME) | (NAME) | |
| **212 Wheeler Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | , | |
| (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, **Robert T. Martin and wife Ramona L. Martin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger D. Biehl and wife Debra Biehl**, 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:

**SEE ATTACHED EXHIBIT A**

98 OCT 27 AM 10:09

REGISTER
DAVIDSON COUNTY, TN.

MAP & REFERENCE

0504274

unimproved ☐
This is improved ☒ property, known as **212 Wheeler Avenue, 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/our hand(s)** this **22nd day of October, 1998**.

8208 10/27 0101 03CHECK 325.56

Robert T. Martin

Ramona L. Martin

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 Robert T. Martin and wife, Ramona L. Martin the bargainors, 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 22nd day of October, 1998.

Notary Public

Commission expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SEE ATTACHED EXHIBIT A

Being part of Lot 38 on the Plan of Hinchey Potway property, as of record in Minute Book "I", page 442, Chancery Court, at Nashville, as described as follows: Beginning in the center of Wheeler Avenue at a point 8 feet 8 inches west of the southeast corner of said Lot No. 38 being the southwest corner of the property conveyed to Ernest V. Keith and wife by deed from J. D. Quarles and wife of record in Book 620, page 775, Register's Office, for said County; thence with the westerly line of said Keith property, northwardly 319 feet; thence westwardly 60 feet; thence south 2 degrees 15 minutes west 319 feet to the center of Wheeler Avenue; thence with the center of said Avenue, eastwardly 60 feet to the beginning.

Being the same property conveyed to Robert T. Martin and wife, Ramona L. Martin by deed of record in Book 8879, Page 912, Register's Office for Davidson County, Tennessee.

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

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

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11171 PAGE 198

| | | |
|---|---|---|
| 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 85000.00
CON TX 314.56
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 325.56
CHECK 325.56

10/27/98 01 10:10 0001 8208

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

05042 74
IDENTIF. & REFERENCE

98 OCT 27 AM 10:09

[illegible] REGISTER
DAVIDSON COUNTY, TN.

**No.** 1363390