PREPARED BY RETURN TO

BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

A-150-6
5a

WARRANTY DEED

BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
NASHVILLE, TENNESSEE 37203
(615) 292-5900

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY November 19 98

CANDACE Y. BURNETT NOTARY PUBLIC Exp. 10/31/2001 DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Orland (NAME)	Richard A. Orland (NAME)	MAP 118-09
1023 Noelton Avenue (ADDRESS)	1023 Noelton Avenue (ADDRESS)	PARCEL 35
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37212 (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, Joyce Wooton and husband, Jackie Wooton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Orland and LaQuita Vernell Martin, married

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. 2 on the Map of Leonte Subdivision, not of record, described according to a copy of a survey thereof made December 1936, by W. B. Southgate, surveyor, as follows:

BEGINNING at a point in the southerly margin of Fifth Street 213 feet east of the southeast intersection of said street and Granny White Road, being the common corner of Lots No. 1 and 2; thence with the line between said lots southerly 200 feet to the common corner of Lots No. 1, 2, 27 and 28; thence with the line between Lots No. 2 and 27 easterly 100 feet to the common corner of Lots No. 2, 3, 26 and 27; thence with the line between Lots No. 2 and 3 northerly 200 feet to the southerly margin of Fifth Street; thence with the same westerly 100 feet to the beginning.

BEING the same property conveyed to Goldie H. Noblin, by deed from Oscar F. Noel, of record in Book 1081, page 125, said Register's Office. The said Goldie H. Noblin has since died. Ladye Audrey Noblin is the devisee under the will of Goldie Hyde Noblin, of record in Will Book 74, page 149, Probate Court Clerk's Office for Davidson County, Tennessee. Goldie Hyde Noblin was one and the same person as Goldie H. Noblin. Ladye Audrey Noblin married and was known as Ladye Audrey Chappell. Ladye Audrey Chappell has since died. Joyce Wooten is the devisee under the will of Ladye Audrey Chappell, of record in Will Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 1023 Noelton Avenue, Nashville, Tennessee 37212
(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 13th day of November 19 98

x Joyce Wooten
Joyce Wooten

x Jackie Wooten
Jackie Wooten

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 Joyce Wooton and husband, Jackie Wooton

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 13th day of November, 19 98.

Commission expires

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 11/27/1999 DAVIDSON COUNTY, TENNESSEE

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

LEGAL DESCRIPTION CONTINUATION

219, page 483, Probate Clerk's Office for Davidson County, Tennessee.

Jackie Wooton joins in executing this deed to convey any marital interest he may have in subject property.

0514948
IDENTIF. ↑ REFERENCE

98 NOV 19 PM 3:56
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

9586 11/19 0101 03CHECK 1232.00

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

RECEIVED OF _____

FOR _____

BOOK 11213 PAGE 223

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
				330000.00
				CON TX 1221.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 1232.00
				CHECK 1232.00
11/19/98	01			15:57 0001 9586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0514948
IDENTIF. ← REFERENCE

98 NOV 19 PM 3:56
[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1374647