WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00 x Jeffrey T. Jones Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF NOVEMBER, 1998 Notary Public MY COMMISSION EXPIRES: February 19, 2002. NOTARY SEAL

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BOX 1

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey T. Jones	**First Trust Mortgage Company**	**150-11-275**
(NAME)	(NAME)	
104 Belle Oaks Court	**6525 Quail Hollow Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Memphis, TN 38120**	
(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, **Michael E. Martin and wife Felecia E. Martin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey T. Jones, 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. 12 on the Plan of Belle Oaks Subdivision Phase 1 of record in Plat Book 6900, page 768, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael E. Martin and wife Felecia E. Martin by deed of record in Book 10135, Page 784, Register's Office for Davidson County, Tennessee.

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

unimproved ☒
This is improved ☐ property, known as **104 Belle Oaks Court, Antioch, TN 37013**
(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.

0519400

IDENTIF. & REFERENCE

98 DEC -2 AM 11:20

REGISTER
DAVIDSON COUNTY, TN.

4290 12/02 0101 03CHECK 412.45

Witness **my/our hand(s)** this **24th day of November, 1998**.

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Michael E. Martin

Felecia E. 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 Michael E. Martin and wife, Felecia E. 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 24th day of November, 1998.

Notary Public

Commission expires:

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	108500.00
			CON TX	401.45
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	412.45
			CHECK	412.45
12/02/98	01	11:21	0001	4290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0519400
IDENTIF. & REFERENCE

98 DEC -2 AM 11:20
REGISTER
DAVIDSON COUNTY, TN.

No. 1379315