WARRANTY DEED

BOOK 11533 PAGE 17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00

Peter R Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 1999.

Michael J Philbin
Notary Public

MY COMMISSION EXPIRES: May 27, 2001.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
mail
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter R. Martin	NationsBanc Mortgage Corporation	103-12-283.01
(NAME)	(NAME)	26W02558
3825 Richland Avenue	P O Box 35140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Louisville, KY 40232	
(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, **The New Century Club, A CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER R MARTIN AND BARBARA B. MARTIN**, HUSBAND AND WIFE., 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:

Being the westerly 60 feet of Lot No. 4 of Block No. 9 on the plan of Richland Realty Company's First Subdivision, Division "A", as of record in Book 161, Page 151, Register's Office for said County, said plan showing the same subdivided in to blocks, but not showing the subdivision of blocks in to small lots. According to a printed copy of an unregistered plan, said Lot No. 4 is described as follows:

Beginning on the southerly margin of Richland Avenue at a point 125 feet east of the easterly margin of Wilson Street, said point being the corner of Lots Nos. 2 and 4; thence with the line between said two lots, southwardly 200 feet to the common corner of Lots Nos. 1, 2, 3 and 4; thence with the line between Lots Nos. 3 and 4, eastwardly 60 feet; thence northwardly 200 feet to the southerly margin of Richland Avenue; thence with said Avenue, westwardly 60 feet to the beginning.

Being the same property conveyed to The New Century Club, a corporation by deed from Laverte C. Smith and wife, Mary T. Rotier Smith of record in Book 2744, Page 491 Register's Office for Davidson County, Tennessee.

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

127 06/17 0101 03CHECK 1675.70

unimproved ☐
This is improved ☒ property, known as 3825 Richland Avenue, Nashville, TN 37205
(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 hands this 15th day of June, 1999.

New Century Club

By: Arlene M. Cox
Arlene M. Cox, its President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Arlene M. Cox with whom I am personally acquainted and who upon her oath acknowledged herself to be the President of The New Century Club, the within named bargainor, and corporation, and that she as such President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Arlene M. Cox as such President.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 1999.

Commission expires: May 27, 2001

Michael J. Philbin Notary Public



0601238
REFERENCE
99 JUN 17 PM 3:21
REGISTER

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11533 PAGE 19

0601238

INSTRUMENT REFERENCE

99 JUN 17 PM 3:21

REGISTER
DAVIDSON CO. TN.

CAMT	451000.00
CON TX	1668.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1679.70
CHECK	1679.70

06/17/99 01 15:24 0001 1273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479855