Box 17

BOOK 11647 PAGE 674

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

X Gill Mendoza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1999

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Mendoza, II	First American National Bank	MAP 132-11
(NAME)	(NAME)	
4400 Franklin Road	First American Center	PARCEL 38
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37237	
(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, William L. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Mendoza, II and wife, Jill Mendoza

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 Lot No. 4 on the Plan of Elysian Fields, Section I, as of record in Book 1424, page 81, described as follows, to-wit:

Beginning on the easterly margin of the Franklin Pike at the corner of Lot Nos. 4 and 5; thence with the line between said two lots, eastwardly 330 feet to the common corner of Lot Nos. 4 and 5 and 8; thence with the line between Lot Nos. 4 and 8, northeastwardly 231.4 feet to the southwesterly margin of Elysian Fields Road; thence with said road, northwestwardly 490 feet to the beginning of a curve; thence around said curve in a northwesterly and southwesterly direction 63.35 feet to the easterly margin of Franklin Pike; thence with said Pike, South 3 deg. West 13.9 feet, continuing with said Pike, South 3 deg. West 428.6 feet to the beginning.

Being the same property conveyed to William L. Martin by deed from Alleyne L. Cone of record in Book 11505, page 639, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 1715, page 151, said Register's Office.

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

CONTINUED

unimproved ( )
This is improved (X) property, known as 4400 Franklin Road, Nashville, TN 37204
(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 hand this 31st day of August 1999

William L. Martin

Jean L. Martin
Jean L. Martin

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
09/09/1999 12:26:10

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 William L. Martin and Jean L. Martin

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of August 1999.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ .

My commission expires _____

_____
Notary Public

06318862
RELEASE REFERENCE
99 SEP -2 PM 2:11
REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

including a sewer easement of record in Book 7610, page 581, said Register's Office and to all matters shown on the plan of record in Book 1424, page 81, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Jean L. Martin joins in this conveyance to convey any interest she may have as the wife of William L. Martin.

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

99 SEP -2 PM 2:

BILL GARRETT REGI
DAVIDSON COUNTY,

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0631862

IDENTIFICATION REFERENCE

CANT

	355000.00
MOR TX	1313.50
[illegible]	CO
MOR TX	1313.50-
CON TX	1313.50
PRFEE	1.00
UDEED	12.00
CFEE	2.00
TOTAL	1328.50
CHECK	1328.50

09/02/99 01 14:12 0001 4193

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512230