Instr:200001250008221 Page: 1 OF 2
REC'D FOR REC 01/25/2000 12:57:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

CINDY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TCB-ETCC-99-6169

~~THIS INSTRUMENT WAS PREPARED BY~~ SEPT 28 2002
THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Martin (NAME)	Churchill Mortgage Corporation (NAME)	18
221 Engel Avenue (ADDRESS)	761 Old Hickory Boulevard # 301 (ADDRESS)	00-0
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	44.01

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, Larry Allen Griffin and wife, Faye D. Griffin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Martin and wife, Tedi E. Martin

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, State of Tennessee, described as follows, to-wit:

Beginning at a concrete monument located in the southeast corner of Lot No. 27, Connell Estates Subdivision, of record in Book 2900, Page 130, Registers' Office for said County; Thence south 21° 34' East 100 feet; Thence south 2° 06' East 200.1 feet; Thence south 79° 02' West 41.3 feet; Thence North 87° 58' West 100 feet; Thence North 84° 33' West 96.5 feet; Thence North 24° 15' East 130.5 feet; Thence North 22° 50' West 106.5 feet; Thence North 68° 26' East 190.1 feet to the point of beginning.

Being the same property conveyed to Larry Allen Griffin and wife, Faye D. Griffin, by deed from Kirby Clifton, Jr., and wife, Pauline Clifton, of record in Record Book 4219, Page 839, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 221 Engel Avenue, Goodlettsville, Tennessee 37072
(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 14th day of January, 2000

Larry Allen Griffin

Larry Allen Griffin

Faye D. Griffin

Faye D. Griffin

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 Larry Allen Griffin and wife, Faye D. Griffin

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 Brentwood, Tennessee, this 14th day of January, 2000.

Commission expires 9-28-2002

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared ~~My Commission Expires SEPT. 28, 2002~~ 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

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027