WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

Instr:200002030011245 Page: 1 OF 2
REC'D FOR REC 02/03/2000 10:04:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.80

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie H. Martin	Mortgage Resources, Inc.	85-7-63
(NAME)	(NAME)	
3128 Stafford Drive	404 BNA Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37217	
(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, Leila Mae Inman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie H. Martin and wife Carol R. I. 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:

Being Lot No. 200 on the Plan of Stanford ~~County~~ Country Club Estates, Section IV, as of record in Book 2900, Page 83 and 84, Register's Office for said County.

Said Lot 200 fronts 102.83 feet on the southeasterly side of Stafford Drive and runs back between lines 204.9 feet on the westerly line, and 211.1 feet on the easterly line, to a dead line in the rear on which it measures 27.71 feet.

Being the same property conveyed to R. Clifford Inman and wife, Mae H. Inman, by deed of record in Book 3161, Page 355, Register's Office for Davidson County, Tennessee. The said R. Clifford Inman having since died. The said Mae H. Inman and Leila Mae Inman being one and the same.

This instrument is executed on behalf of Leila Mae Inman by James J. Inman as her Attorney-In-Fact pursuant to recorded Power of Attorney of record recorded simultaneously herewith.

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

unimproved ☐
This is improved ☒ property, known as 3128 Stafford Drive, Nashville, TN 37214
(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/our hand(s) this 26th day of January, 2000.

Leila Mae Inman by James J Inman Att. in Fact
Leila Mae Inman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of January, 2000 before me personally appeared James J. Inman, the person who executed the foregoing instrument on behalf of Leila Mae Inman, and acknowledge that he executed the same as the free act and deed of the said Leila Mae Inman, through Power of Attorney granted him by the said Leila Mae Inman.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett
Elizabeth E. Triplett Notary Public