CY 488

This instrument prepared by:
Kay P. Housch, BPR# 010995
Beaty & Housch, P.C.
214 Second Ave. North, Suite Two
Nashville TN 37201

Instr:200006070056736 Page: 1 OF 3
REC'D FOR REC 06/07/2000 8:58:39AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $869.50

FILE NO: 200037

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Tadd S. Mitchell	(NAME) Same	Map 104-11
(STREET ADDRESS) 523 Fairfax Ave.	(STREET ADDRES	Parcel 58
(CITY) (STATE) (Zip) Nashville TN 37212	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MARY MARTIN, Individually, and as Trustee under will of Thomas Waring Martin, deceased, and GAIL LANCE, Trustee under will of Thomas Waring Martin, deceased, and NANCY FLEXNER, Trustee under will of Thomas Waring Martin, deceased,** have this day bargained and sold, and do hereby transfer and convey unto the said **TADD S. MITCHELL, unmarried,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block No. 4 on the map of Fairfax Place as of record in Book 547, pages 137 and 138, Register's Office, Davidson County, Tennessee.

Said Lot No. 3 fronts 60 feet on the south side of Acklen Avenue and runs back between lines 158.17 feet on the east line and 158.64 feet on the west line to a dead line on which it measures 60 feet.

Being the same property conveyed to Thomas W. Martin and wife, Ann Martin, by deed of record in Book 2811, page 421, Register's Office, Davidson County, Tennessee. Thomas W. Martin and wife, Ann Martin having since died. She having predeceased him and he having died testate and by Will of record in Will Book 179,page 665, Probate Court of Davidson County, Tennessee, the above-described property was devised to Mary Martin as to a 52% undivided interest, and to Mary Martin, Gail Lance, and Nancy Flexner, Trustees under the will of Thomas Waring Martin, deceased, as to a 48% undivided interest.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $235,000.00.

Subscribed and sworn to before me on June 5, 2000.

Affiant

Kay P. Housch, Notary Public
My commission expires 9/29/2001

NOTARY PUBLIC DAVIDSON COUNTY

This is improved property known as 2805 Acklen Ave., Nashville Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This deed may be executed in one or more counterparts, each of which shall be deemed an original, all of which together constitute the same instrument.

Witness my hand, this 5th day of June, 2000.

Mary Martin

Mary Martin, Individually, and as Trustee under the will of Thomas Waring Martin, deceased
Address: 509 Plantation Ct.
Tax ID #: 415-23-8874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **MARY MARTIN, Individually, and as Trustee under the will of Thomas Waring Martin, deceased,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Kay B. Housch

Kay B. Housch, Notary Public
My commission expires: 9/29/2001

Witness my hand, this 5 day of June, 2000.

Gail Lance

Gail Lance, Trustee under the will of Thomas Waring Martin, deceased
Address: 113 Lincoln Ct 37205
Tax ID #: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **GAIL LANCE, Trustee under the will of Thomas Waring Martin, deceased,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 5th day of June, 2000.

Kay B. Housch

Notary Public for Davidson County, Tn.
My commission expires: 9/29/2001

ENCUMBRANCES:

1. Taxes. Map 104 -11, Parcel 58
2000 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 547, page 137, Register's Office, Davidson County, Tennessee.

Witness my hand, this 2 day of June, 2000.

Nancy Flexner

Nancy Flexner, Trustee under the will of
Thomas Waring Martin, deceased
Address: 380 Cedar Creek Dr. Athens, GA 30605
Tax ID #: 108-15-3950

STATE OF ~~Florida~~ Georgia
COUNTY OF Jackson

Personally appeared before me, a Notary Public, in and for said County and State, **NANCY FLEXNER Trustee under the will of Thomas Waring Martin, deceased,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Athens, GA, this 2nd day of June, 2000.

Damaris Holt

Notary Public for GA County, Jackson
My commission expires: _____

Notary Public, Jackson County, Georgia
My Commission Expires August 6, 2002
Damaris Holt