PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Davidson County DEEDWARR
Recvd: 01/31/01 11:05 2pgs
Fees:11.00 Taxes:333.00
20010131-0009352

W & I Ref: (sk) Title No: 42124
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Rikk A. Kittleman<br>Paul E. Kittleman<br>133 Academy Square<br>Nashville, TN 37210 | Wells Fargon Home Mortgage<br>4456 Corporation Lane, Ste 100<br>Virginia Beach, VA 23462 |

**TAX MAP-PARCEL NUMBERS: 93-11-A-133**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 90000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Glen Martin and Henry Howard Martin** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rikk A. Kittleman and Paul E. Kittleman, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 133 of Academy Square, Rev., as shown on the Plan of record in Book 5200, page 614, Register's Office for said County, to which source reference is hereby made for more complete details of description.

BEING the same property conveyed to Jeanne H. Kiser by deed from Terrell R. Johnson, Joseph T. Hartman, George E. McCarty, William G. Anderson and George J. Egner, Trustees under Declaration of Trust dated August 1, 1985 of record in Book 7600, page 185, , Register's Office for Davidson County, Tennessee. Jeanne H. Kiser has since died, married and testate. By Will of record in Will Book 239, page 190, Probate Court Clerks Office for Davidson County, Tennessee, Jeanne H. Kiser devised subject property to Thomas Glen Martin and Henry Howard Martin.

John William Kiser joins in this conveyance soley to convey any and all interest he may have in the subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 614, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The Declaration of Covenants, Conditions and Restrictions of record in Book 6117, page 681, Book 6117, page 700, Book 6222, page 873 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as:** 133 Academy Square, Nashville, TN 37210

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of January, 2001.

**Thomas Glen Martin**

**Henry Howard Martin**

**John William Kiser**

**State of Tennessee**
**County of Davidson**

On this 29th day of January, 2001, before me the undersigned authority, personally appeared **Thomas Glen Martin and Henry Howard Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

My Commission Expires MAY 30, 2004

On this 27th day of January, 2001, before me the undersigned authority, personally appeared **John William Kiser**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

**State of Tennessee**
**County of Davidson**

My Commission Expires MAY 29, 2003

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00

Affiant

Sworn and subscribed before me on the 29th day of January, 2001.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires MAY 30, 2004

*Wldoc: Deed Wty—12/92*