WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1/29/2001.

Notary Public

MY COMMISSION EXPIRES: 5-20-02 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willis Martin	SAME	172-00-0-052.0 and 172-00-0-052.01
(NAME)	(NAME)	
5996 Edmondson Pike	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	SAME	
(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, **Lelia Wigfall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willis Martin and wife, Barbara 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 03/27/01 08:25 2pgs
Fees:11.00 Taxes:296.00
20010327-0028944

unimproved ☐

This is improved ☒ property, known as 5996 Edmondson Pike, Nashville, TN 37211
(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/my hands this 1/29/2001.

Lelia Wigfall

By Margaret Winston POA

STATE OF TENNESSEE
COUNTY OF Davidson

by POA Margaret Winston

Before me, a Notary Public, personally appeared Lelia Wigfall and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 1/29/2001.

Commission expires:
5-20-02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

File No.: 11002516

EXHIBIT A

Land in Davidson County, Tennessee, being certain property in said County, described as follows:

Beginning at the intersection of the center lines of Owen-Winstead Pike, or Edmondson Pike and Mt. Pisgah Road; thence with the center line of said Mt. Pisgah Road, South 85-1/2 deg. East 261, feet, more or less, to the southwest corner of the property conveyed to the County Board of Education, by Deed from James Kinnard and others of record in Book 699, page 432, Register's Office for said County; thence along the west line of the Board of Education property north 2-3/4 deg. West 205.6 feet more or less, to the southeast corner of the property conveyed to the Mt. Pisgah Episcopal Methodist Church by Deed of record in Book 486, page 692, said Register's Office; thence with the south line of the church lot, North 88-1/2 deg. West 262.35 feet more or less, to the center line of the Owen-Winstead Pike or Edmondson Pike; thence with the center line of same, South 1-1/2 deg. West about 205.6 feet to the point of beginning.

Being the same property conveyed to Lelia Wigfall and husband Thomas Wigfall by Deed from Mike Kinnard and wife, Alma Kinnard dated 2/18/59 and recorded 2/25/59 in Book 2878, page 284 also conveyed to Lelia Wigfall and husband Thomas Wigfall by Deed from Alma Kinnard, widow dated 3/15/74 in Book 4798, page 815, Register's Office for Davidson County, Tennessee. The said Thomas Wigfall now being deceased.
Property Address:
5996 Edmondson Pike
Nashville, Tennessee 37211