WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/05 12:18 2 pgs
Fees:13.00 Taxes:1110.00
20051007-0121374

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: June 14, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick L. O'Neal	Bailey Martin & Assoc	0914052700 & 09314052400 & 09314052800
(NAME)	(NAME)	
4975 Longridge Drive	935 16th Avenue South	
(ADDRESS)	(ADDRESS)	
Villa Rica GA 30180	Nashville, TN 37203	
(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, **William Harold Martin Sr. (on and the same as William H. Martin), as to his one-half undivided interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick L. O'Neal and wife, Lyn G. O'Neal, as to a one-half undivided interest**, 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:

Map & Parcel 093-14-528.00

Tract One: Land in Davidson County, Tennessee, being Lots Nos. 3 & 4 on the Map of Alexander Campbell & Wife's Plan, as of record in Book 18, page 649, Register's Office for said County.

Said lots adjoin and front together 80 feet on the westerly side of 6th Avenue, South and run back between parallel lines 210 feet to an alley.

Tract Two: Land in Davidson County, Tennessee, between Lot No 2 on the Map of Alexander Campbell & Wife's Plan as of record in Book 18, page 649, Register's Office for said County.

Said lot fronts 40 feet on the westerly side of 6th Avenue, South and runs back between parallel lines 210 feet to an alley.

All being the same property conveyed to Bailey-Martin & Associates by Warranty deed of Matthews and Parks Inc. dated April 16, 1993 and of record in Book 8920, page 117, R.O.D.C., Tennessee. And, being the same property conveyed to Ralph Ed Bailey and William Harold Martin Sr., a ½ undivided interests each, by quitclaim deed of Bailey-Martin & Associates Inc.

Map & Parcels 093-14-527.00 & 093-14-524.00

Tract I

Being parts of lots Nos. 7, 8, 9 and 10 and a part of two alleys north and west as shown in A. Campbell and wife's plan of lots in South Nashville, as of record in Book 18, page 649, Register's Office for said County, described as follows: Beginning at a point on the westerly margin of Sixth Avenue South, being the Southeast corner of Lot 5 as shown on said plan, and being the northwest corner of New Oak Street and Sixth Avenue South; running thence southwardly along the north margin of New Oak Street to the right-of-way of the N.C. & St. L. Railroad; thence northwardly along the east margin of said right-of-way to the southwest corner of said Lot 5; thence along the southerly margin of said Lot 5, to the point of beginning.

Tract II

Being Lot No. 5 in the plan of Alexander Campbell and wife, said Lot No. 5 fronts 40 feet on the west side of now Sixth Avenue, South, and runs back westerly between parallel lines 200 feet to an alley.

All being the same property conveyed to William H. Martin and Ralph Ed Bailey, as tenants-in-common, by Special Warranty Deed of Jack A. Oman, Trustee, of record in Book 10691, page 666, Register's Office of Davidson County, Tennessee.

Subject to: 2005 Taxes constitute a lien against said property. Easements and other rights retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of subject property embraced within the bounds of alley No. 182, now closed by Metro Council Bill No. 080-313. Deeds of record in Book 873, page 19; Book 2694, page 557; Book 965, page 360; and Book 10398, page 372, Register's Office of Davidson County, Tennessee, purport to convey property including an unnumbered alley located north and adjacent to Tract I described herein. The Title Company finds no record of the closure of said alley therefore the Company and Grantor assumes no liability for matters arising there from. All matters appearing on the Plan of Alexander Campbell & Wife's Plan of record in Book 18, page 649, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 935 6th Avenue South, Nashville, TN 37203

(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 hand this 4th day of October 2005.

William H. Martin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared William H. Martin, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 4th day of October 2005.

Commission expires: June 14, 2008

Yvette Lyn Meldrum Notary Public

YVETTE LYN MELDRUM NOTARY PUBLIC WILLIAMSON COUNTY, TN