6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$47,500.00**

James L Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2013.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Martin, Etux	**James L. & Patsy C. Martin**	**91-1-14**
(NAME)	(NAME)	
90 24th Street	**2401 Frisco Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(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 Daniel Oakley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Martin and wife, Patsy C. 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY FIFTY FEET OF LOT NO. 12 ON THE WEST END ANNEX, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF 24TH STREET, NORTHWEST CORNER OF LOT NO. 11 IN SAID PLAN, RUNNING THENCE EASTWARDLY WITH THE NORTHERLY LINE OF SAID LOT NO. 11 200 FEET TO THE CENTER OF THE ALLEY; THENCE NORTHWARDLY WITH THE CORNER OF SAID ALLEY 50 FEET TO A POINT; THENCE WESTWARDLY AND PARALLEL WITH THE FIRST LINE 200 FEET TO THE CENTER OF SAID 24TH STREET; THENCE SOUTHWARDLY WITH THE CENTER OF SAID 24TH STREET 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM DANIEL OAKLEY BY DEED FROM ROBERTL LEE ADCOCK DATED OCTOBER 16TH 2007, RECORDED ON OCTOBER 18, 2007 IN INSTRUMENT NO. 20071018-0123450 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **90 24th Street, Nashville, TN 37209**

(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.

BILL GARRETT, Davidson County
Trans:T20130032130 DEEDWARR
Recvd: 04/18/13 15:22 2 pgs
Fees:13.00 Taxes:175.75

20130418-0038882

Witness my hand this **17th day of April, 2013.**

William Daniel Oakley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **William Daniel Oakley** whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2013.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN