WARRANTY DEED ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Martin (NAME)	United Mortgagee Servicing Corp. (NAME)	6D 62290
5055 Marchant Drive (STREET ADDRESS OR ROUTE NUMBER)	702 Duke Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Norfolk 10, Virginia (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, John Hilsman James, Jr., and wife, Rebecca S. James

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Richard C. Martin and wife, Mertice S. Martin 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 Lot No. 89 on the Plan of a re-subdivision of part of Crievewood, of record in Book 2330, page 90, Register's Office for said County.

Said Lot No. 89 fronts 141.28 feet on the westerly side of Marchant Drive and extends back between lines 299.2 feet on the northerly line and 326.8 feet on the southerly line, to a dead line in the rear, on which it measures 118.9 feet.

Being the same property conveyed to John Hilsman James, Jr., and wife, Rebecca S. James, by deed from Joe Zeitlin and Martin L. Zeitlin, partners, doing business as Martin Construction Company, of record in Book 2590, page 471, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5055 Marchant Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard C. Martin and wife, Mertice S. Martin their **heirs and assigns, forever.**

And we **do covenant with the said** Richard C. Martin and wife, Mertice S. Martin **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.**

And we, John Hilsman James, Jr., and wife, Rebecca S. James **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Richard C. Martin and wife, Mertice S. Martin their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand s this 12th day of June, 19 64

John H. Hilsman James, Jr.

Rebecca S. James