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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LUCILE E. KETCHUM & SON	Guaranty Mortgage Company	Map 13-13
(NAME:) 1815 Welcome Lane	(NAME:) 316 Union Street	Pcl. 14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

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, and as further and additional consideration the Grantees herein assume and agree to pay the present unpaid balance of a certain indebtedness due and payable to Guaranty Mortgage Company, which is secured by a deed of trust of record in Book 3920, Page 373, Register's Office for Davidson County, Tennessee, we, Karl H. Martin and wife, Ellis Reeder Martin, *have bargained and sold, and by these presents do transfer and convey unto the said* Lucile E. Ketchum and son, James S. Ketchum, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 110 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, Page 66, Register's Office for said County.

SAID Lot No. 110 fronts 88.01 feet on the northeasterly side of Welcome Lane and runs back 165.06 feet on the northwesterly line and 167 feet on the southeasterly line to a dead line in the rear on which it measures 78.2 feet.

BEING the same property conveyed to Karl H. Martin and wife, Ruby M. Martin, by deed from William Braxton Williams, Sr., and wife, Mattie Thelma Williams, of record in Book 3920, Page 372, Register's Office for Davidson County, Tennessee. The said Ruby Martin having since died and the said Ellis Reeder Martin having since married the said Karl H. Martin.

unimproved ( ) This is improved (X) property, known as 1815 Welcome Lane, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lucile E. Ketchum and son, James S. Ketchum, their *heirs and assigns, forever.*

And we *do covenant with the said* Lucile E. Ketchum and son, James S. Ketchum *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, Karl H. Martin and wife, Ellis Reeder Martin, *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. Witness* our *hand* s *this* 2nd *day of* Oct, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Karl H. Martin

Ellis Reeder Martin

THIS INSTRUMENT PREPARED BY:
Dennis Wright, Attorney
320 Gallatin Road
Madison, TEnnessee 37115

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl H. Martin and wife, Ellis Reeder Martin, the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of Oct, 1968.

Hazel H. Kennon
Notary Public

Commission expires May 17, 1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____, with whom I am personally acquainted, and who, upon oath, acknowledged ____self to be ____of the ____, the within named bargainor, a corporation, and that ____he as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____self as ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

OCT-4 CONV 17,500.00
OCT-4 ST TAX B* 45.50
OCT-4 PR FEE B* .50
OCT-4 W DEED B* 3.00 * 49.00

Notary Public

Commission expires ____.

STATE OF TENNESSEE - COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 17,500.00.

Mrs. Lucile E. Ketchum
Affiant

Subscribed and sworn to before me, this the 2nd day of Oct, 1968.

Hazel H. Kennon
Notary Public

My Commission Expires: May 17, 1970.

A 15768

IDENTIF. REFERENCE

WARRANTY DEED

FROM
KARL H. MARTIN and wife,
ELLIS REEDER MARTIN,

TO

LUCILE E. KETCHUM and son,
JAMES S. KETCHUM

Mail to: OCT 4 3 05 PM '68
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
2801 Gallatin Rd
Nashville Tenn 37216

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Fee $ 17.50