TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ruth L. Childress (NAME)	Community Federal Savings & Loan Association (NAME)	Map 81-10
1600-23rd Ave. North (STREET ADDRESS OR ROUTE NUMBER)	2430 Jefferson St. (STREET ADDRESS)	Par. 320
Nashville, Tenn. 37208 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37208 (CITY) (ZONE) (STATE)	BOOK 4305 PAGE 415

For and in consideration of the sum of Ten and No/100 $10.00 DOLLARS

cash in hand paid by Ruth L. Childress

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, J.D. Martin and Hobert Martin

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 westerly 50 feet of the easterly 150 feet of the northerly 150 feet of Lot 21 on the Map of Georgia Industrial Realty Company's Subdivision, of record in Book 421, page 188, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Osage Street and runs back between parallel lines, parallel to and 150 feet west of the westerly margin of 24th Avenue North 150 feet to a dead line. Said property is improved and known as 2405 Osage Street, Nashville, Tennessee.

Being the same property conveyed to J.D. Martin and Hobert Martin, by deed from W.M. Childress and wife Mary Childress, dated 20th November 1964, as of record in Book 3838, page 197, said Register's Office.

This conveyance is subject and subordinate to a deed of trust executed by W.M. Childress and wife, Mary Childress, to Alfred C. Galloway, Trustee, dated 25 September 1962, as of record in Book 3480, page 477, said Register's Office, securing a note to Community Federal Savings & Loan Association of even date therewith in amount of $4,165.00, the balance of which indebtedness the said grantees have assumed and agreed to pay.

This is unimproved ( ) improved (X) property, known as 2405 (House Number) Osage Street (Street) Nashville, Tennessee (P. O. Address: City or Town) 8 (Postal Zone)

This deed prepared by Atty. Mose J. Davie, 1026-4th Ave. N. Nashville, Tenn.

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.

Whenever 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 hands this 24th day of January, 1969

J.D. Martin

Hobert Martin

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. Robert Scales, a Notary Public in and for said County and State, the within named J.D. Martin and Hobert Martin the bargainors, 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 24th day of January, 1969

Commission expires My Commission Expires April 26, 1971 Notary Public J. Robert Scales

TENNESSEE TITLE COMPANY

Warranty Deed

FROM J.D. Martin and Hobert Martin

To Ruth L. Childress

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 11500.00 Affiant Robert Masters
Subscribed and sworn to before me this 29 day of Jan 1969
Deputy Register B Burdette

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IDENTIF. REFERENCE

JAN 29 8 28 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN29%	CONV	11,500.00			
JAN29%S'TAX			B*	29.00	
JAN29%TR'TEE			B*	.50	
JAN29%	W'DEED		B*	3.00	* 33.40