WARRANTY DEED

BOOK 4419 PAGE 647

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard M. Tallman (NAME)	Same (NAME)	MAP 110
8303 Perry Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O PAR 66
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Sallie M. Martin, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Richard M. Tallman, Jr. and wife, Jessie M. Tallman their ~~XXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Don Shanklin, dated May 1, 1970 as follows:

Beginning at an iron pin in the easterly margin of Earhart Road also the northwest corner of the S. H. Eakes property; thence with Eakes north line north 83° 20' east 305.0 feet; thence south 2° 40' east 498.7 feet to an iron pin; thence north 80° 33' east 1381.52 feet to an iron pin; thence north 1° 11' west 432.64 feet to an iron pin; thence south 83° 20' west 1386.43 feet to a point; thence north 2° 40' west 50.0 feet to a point; thence south 83° 20' west 355.0 feet to a point in the easterly margin of Earhart Road; thence south 2° 40' east 50 feet to the point of beginning, containing 15.38 acres, more or less.

Being part of the property conveyed to J. E. Martin and wife, Sallie M. Martin, by deed from Dick Lindsey, County Court Clerk, of record in Book 881, page 262, said Register's Office, the said J. E. Martin having since died.

Sallie M. Martin and Sally Castleman Martin is one and the same person and Sally Castleman Martin has executed a power of attorney to Clyde L. Castleman, which is recorded in Book 4419, page 224, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 27 day of May, 19 70

My commission expires: 5-23-73 (Affix Seal)

Affiant

Notary Public

This is { unimproved / improved } property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard M. Tallman, Jr. and wife, Jessie M. Tallman their ~~XXXXXXX~~ heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Richard M. Tallman, Jr. and wife, Jessie M. Tallman, their ~~XXXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27 day of May, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sallie M. Martin

Sallie Castleman Martin by Clyde Castleman

This Instrument Was Prepared By

Vernon W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4419 PAGE 648

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Sallie M. Martin .....

..... *the within named bargainor*....., *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* .....*day of* May, *19*70.

.....*Notary Public*

Commission expires.....

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*.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON .....*Notary Public*
~~Commission Expires~~

On this 21st day of May 1970, before me, Earl Hooper personally appeared Clydell Castleman to me known to be the person who executed the foregoing instrument in behalf of Sallie M. Martin and acknowledged that he executed the same as the free act and deed of said Sallie M. Martin.

Witness my hand and official seal at Nashville, Tennessee this 21st day of May 1970.

Commission expires May 23, 1973.

Notary Public

MAY 25	CONV	12,000.00			
MAY 25 S'TAX			A*	31.20	
MAY 25 PR'FEE			A*	.50	
MAY 25	W'DEED		A*	3.00	* 34.70

Mail To: Mid-State Educators Credit Union
P. O. Box 1230
Nashville, Tennessee 37202

WARRANTY DEED

FROM
SALLIE M. MARTIN, A WIDOW

TO
RICHARD M. TALLMAN, JR., ET UX

A 78462

IDENTIFICATION REFERENCE

MAY 25 8 16 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON