Entrekin, Johnson & Holland
1408 Parkway Towers Bldg.
Nashville, Tennessee 37219

This Form furnished by Attorneys Title Company, Inc.

BOOK 4500 PAGE 441

Form No. WD-2

FROM

John O. Martinez Et Ux

TO

Marion D. Graves Et Ux

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
1408 Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion D. Graves (NAME)	Kimbrough-Kavanaugh Company (NAME)	Map 72-16
2103 Porter Road (STREET ADDRESS OR ROUTE NUMBER)	404 James Robinson Parkway (STREET ADDRESS)	Par. 43
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

B 1 4 1 6 0

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

MAY 10 2 24 PM '71

FELIX A. ROBERTSON II, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 21,750.00 Maria L. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 71.

Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------$10.00)----------DOLLARS

cash in hand paid by MARION D. GRAVES and wife, SADIE L. GRAVES, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by the said MARION D. GRAVES and wife, SADIE L. GRAVES to pay the unpaid balance of a loan in the original principal amount of Fourteen Thousand and No/100 ($14,000.00) Dollars of record in Book 3018, page 121, Register's Office for Davidson County, Tennessee in conformity with the terms and conditions stated therein.

JOHN O. MARTINEZ and wife, MARTHA MARTINEZ

have bargained and sold, and by these presents do transfer and convey unto the said

MARION D. GRAVES and wife, SADIE L. GRAVES

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. 5 on the Plan of Burchwood Gardens, Section I, of record in Book 2900, page 16, Register's Office for said County.

SAID Lot No. 5 fronts 90 feet on the northerly side of Porter Road and extends back 209.53 feet on the westerly line and 139.12 feet on the easterly line to a broken line in the rear measuring 126.25 feet thereon.

BEING the same property conveyed to John O. Martinez and wife, Martha Martinez by deed from Joseph E. Pasternack, Trustee, of record in Book 3992, page 930, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Porter Road and a 10-foot eastment for public utility purposes along the rear line of said lot; temporary 10-foot easement for construction and 10-foot permanent easement for sewer along the rear line of said property granted to Metro Government by instrument of record in Book 4166, page 344, said Register's Office, restrictive covenants of record in Book 2927, page 439, Register's Office for Davidson County, Tennessee.

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WD-2

This is unimproved ( ) improved (X) property, known as 2103 Porter Road (House Number) (Street) Nashville 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 MARION D. GRAVES and wife, SADIE L. GRAVES their heirs and assigns, forever.

And we do covenant with the said MARION D. GRAVES and wife, SADIE L. GRAVES 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, except for current taxes and as noted herein.

And JOHN O. MARTINEZ and wife, MARTHA MARTINEZ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said MARION D. GRAVES and wife, SADIE L. GRAVES, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29th day of April, 19 71

John O Martinez
JOHN O. MARTINEZ

Martha Martinez
MARTHA MARTINEZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John O. Martinez and wife, Martha Martinez

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 29th day of April, 19 71

Clyde P Hollace, Notary Public.

Commission expires 5-12-74

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

MAYOR'S TAX A* 56.42
A* .50
A* 3.00 * 59.92

Witness my hand and seal, at office in
MAYOR'S TAX PAID
this day of , 19 .

, Notary Public.

Commission expires