THIS INSTRUMENT PREPARED BY: Robert H. Polk, Attorney at Law
411 Stahlman Bldg., Nashville, Tenn. 37201

WARRANTY DEED

BOOK 4560 PAGE 229

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence B. Martin, Trustee (NAME)	same (NAME)	Mp. No. 91-15
248 Spence Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. No. 163 P.W.
Nashville, Tenn. 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One and 00/100 ---------- ($1.00) ---------- *DOLLARS*

cash in hand paid by Clarence B. Martin, Trustee, for Joseph Michael Martin and David Brent Martin, minors, and other valuable considerations, the receipt of which is hereby acknowledged, and by the assumption by the Grantee of the unpaid balance due on an installment deed note owned by Annie Seals, a widow, payable through the Trust Department of the First American National Bank, said note being made by Owen Thomas Bradley and Martha Louise Bradley, said unpaid balance being $1,168.23, as of 23 December, 1971,

I, Martha Louise Bradley, femme sole,

have bargained and sold, and by these presents do transfer and convey unto the said Clarence B. Martin, Trustee,

his successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Block 8 on the Realty Savings Bank & Trust Company's revised plan of West Extension of Charlotte Park Company's First Addition to Nashville, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

Beginning on the westerly margin of 51st Avenue North, formerly 10th Street, at a point 45 feet northerly from the northerly margin of Elkins Avenue, formerly 2nd Avenue; thence with the westerly margin of 51st Avenue North, northerly 55 feet; thence westerly parallel with Elkins Avenue, 140 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 55 feet; thence easterly parallel with Elkins Avenue, 140 feet to the beginning.

Being the same property conveyed to Albert L. Seals and wife, Annie Seals, by deed of Carolina Thompson recorded in Book 446, page 179, Register's Office for said County, the said Albert L. Seals having since died, and being the same property conveyed to Annie Seals by Agnes Seals Burt, et al, as to their respective interests, by instrument recorded in said Register's Office in September, 1962.

Being the same property conveyed to Owen Thomas Bradley and wife, Martha Louise Bradley by Annie Seals, of record in Book 3433, page 522, Register's Office for Davidson County, Tennessee.

Being the same property to which all right, title and interest of Owen Thomas Bradley was divested and vested in the Grantor, Martha Louise Bradley, by decree of the Fourth Circuit Court, Davidson County, Tennessee, in the cause styled, Martha Louise Bradley vs. Owen Thomas Bradley, Rule No. 48822, said decree being of record in Deed Book 4396, Page 585, 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 $ 1170.00

Affiant

Subscribed and sworn to before me, this the 7th day of December, 19 71

My commission expires: 2-26-73 (Affix Seal)

Notary Public

B 4 0 9 5 1

IDENTIF. REFERENCE

BOOK 4560 PAGE 230

Dec 10 11 48 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 10	CONV	*1,170.00				
DEC 10	S'TAX		A*	3.12		
DEC 10	PR'FEE		A*	.50		
DEC 10	W'DEED		A*	8.00	*	11.62

This is improved ( ) unimproved (XX) property, known as 319 51st Avenue North, 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 Clarence B. Martin, Trustee, his successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Clarence B. Martin, Trustee, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except by the above described installment deed note which is assumed by the Grantee,

And I, Martha Louise Bradley, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clarence B. Martin, Trustee, his successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* ~~this~~ 10th *day of* December, *19* 71, ~~the~~ ~~For corporate party, if any, having caused the same to be signed hereto by its duly authorized officers on said day and date.~~

Martha Louise Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Martha Louise Bradley

the 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 Davidson County, Tennessee, this day of December 10th, 19 71.

[illegible] Notary Public.

Commission Expires 2-12-75.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at, this day of, 19.

, 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.

Notary Public

Commission Expires.

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HILLSBORO BRANCH

FIRST AMERICAN NATIONAL BANK

NASHVILLE, TENNESSEE 37212

Deeember 9, 1971

JOHN M. ODEN
ASSISTANT VICE PRESIDENT
AND MANAGER

We have received today $3,531.83 from Mr. C. B. Martin in payment of a loan carried in the name of Owen Thomas Bradley and Martha L. Bradley payable to Annie Seals. This pays in full the first mortgage on property described as follows:

"A part of Block 8 on the Realty Savings Bank & Trust Company's revised plan of West Extension of Charlotte Park Company's First Addition to Nashville, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, said property fronting 55 feet on the westerly side of 51st Avenue North and extending back 140 feet to an alley in the rear."

W H Coles

W. H. Coles, Jr. for Annie Seals