Mail tax bills to: JAMES B. MARTIN,
404 Wayside Court, Nashville, Tennessee 37205

WARRANTY DEED. BOOK 4586 PAGE 86 (Box 145-1) (2) MARSHALL & BRUCE CO. NASHVILLE

Map. 160
Pat. 58-59
Pt

For and in Consideration of the sum of FORTY NINE THOUSAND DOLLARS

(49,000.00 and No/100) ---------- Dollars,

Cash in hand and other good and valuable considerations paid by Eldred A. Epple Trustee under Indenture of Trust dated December 1, 1971 and/or his successors in trust, hereinafter referred to as the Grantee, receipt of which is hereby acknowledged, we, JAMES B. MARTIN and Wife, DEBORAH B. MARTIN, hereinafter referred to as the Grantors

MAR23'82	CONV	49,000.00		
MAR23'82	S'TAX		A* 127.40	
MAR23'82	PR'FEE		A* .50	
MAR23'82	W'DEED		A* 8.00	* 135.90

have bargained and sold, and by these presents do transfer and convey unto the said Grantee, his successors or assigns ~~heirs and assigns~~, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Land in the 6th Civil Distric of Davidson County, Tennessee, being part of the W. W. Page Possessions at Brentwood, Tennessee, of record in Book 547, pages 69 and 70, and part of a strip lying between the easterly margin of the Old Franklin Pike and the westerly line of the possessions, as conveyed to John P. Holt, et al, as of record in Book 921, page 25, and consisting of 2 parcels, recorded in the Tax Records of the Metropolitan Government of Nashville and Davidson County, Tennessee, as Map 160, Parcel 58, and Map 160, Parcel 59, further described as follows:

PARCEL 58: BEGINNING at a point in the westerly property line of Right-of-way of Interstate Highway I-65, along the exit to Brentwood, Tennessee designated as "Ramp B" and running with the northern boundary of land conveyed to J. Clifton Owen and wife, Velma Wickware Owen by deed of record in R.O.D.C., Book 4207, Page 471 and 472 (being Parcel 59), to an iron pipe, a distance of 106 feet, more or less; thence in a northerly direction with the easterly margin of Old Franklin Pike (Franklin Road Circle) to a point in said easterly margin of Old Franklin Pike, a distance of 200 ft; thence in an easterly direction with the boundary line between the lands of J. C. Owen et ux, and Mrs. Ethel Roberts White, a distance of 56 feet more or less, to a point in the aforesaid westerly property line of Interstate Highway I-65;

Name of property owner J.M.

thence in a southerly margin of said R.O.W. property line a distance of 180 feet, to the point of beginning, containing 0.28 acres, more or less.

PARCEL 59: BEGINNING at a point in the aforesaid westerly R.O.W. property line of Interstate HighwayI-65, at the southeast corner of land of J. C. Owen ET UX, thence with the said R.O.W. property line in a southerly direction a distance of 65 feet, to a point in said R.O.W. property line, said point being the north east corner of the Sarah McArthur Lands; thence in a westerly direction with the northerly property line of the said Sarah McArthur property, a distance of 164 feet more or less, to a point in the center line of Old Franklin Pike (Franklin Road Circle) which point is 33 feet west of an iron pipe thence in a northerly direction with the center line of the said Franklin Road (or Pike) Circle 67 feet, more or less; thence in an easterly direction with the southerly property line of J. C. Owen et ux, (Parcel 58) a distance of 33 feet to an iron pipe; thence continuing with the southerly line of the said Parcel 58 a distance of 106 feet, more or less, or a total distance of 139 feet, more or less, to the point of beginning, containing 0.21 acres, more or less.

Being part of the property conveyed to J. Clifton Owen and wife, Velma Wickware Owen, by deed from J. R. Wright, Jr. and wife, as of record in Book 110, page 674, and by deed from John S. Whitley and wife, as of record in Book 4207, page 471, said Register's Office. SUBJECT to easements, restrictions, ordinances, etc. if any of record. SUBJECT ALSO to Lease dated December 1, 1971, by and between James B. Martin and Deborah Bair Martin, his wife, and Hobby Lobby International.

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,000.00 .
This is equal to or greater than the property would bring at a fair and voluntary sale.

Alfred A. Epple

This Deed prepared by
Donald E. Fahey, Attorney
314 N. Broadway
St. Louis, Mo. 63102

Sworn to and subscribed before me this 7th day of June, 1972.

Notary Public

My commission expires July 25 1975

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, his successors or assigns

~~heirs and assigns~~, forever. And we do covenant with the said Grantee

that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his successors and assigns

~~heirs and assigns~~, against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money.

Witness our hands, this 1st day of December, 19 71

Witness:

James B. Martin

Deborah Bair Martin

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK.

STATE OF TENNESSEE,.....COUNTY

Personally appeared before me, ..., Clerk of the County Court of said County, the within named.....

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

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Witness my hand, at office, this.....day of....., 19.....

....., Clerk

....., D. C.

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

STATE OF TENNESSEE, Davidson COUNTY

Personally appeared before me, Mary Ann Nicholas, a Notary Public in and for said County and State, the within named James B. and Deborah Bain Martin

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

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Witness my hand and official seal, at Nashville Tennessee, this 1st day of Dec, 1971

My Commission Expires 2/14/73, 19.... Mary Ann Nicholas, Notary Public.

STATE OF TENNESSEE, ...COUNTY.

Register's Office, ..., 19.....

I, ..., Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No....., Page.....; that they were received....., 19....., at.....o'clock.....M., and entered in Note Book....., Page.....

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FILE TENNESSEE TITLE CO.

Warranty Deed

FROM

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TO

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STATE OF TENNESSEE

.....COUNTY.

Register's Office.

Received for record the.....day of

....., A.D. 19.....,

at.....o'clock.....M. Noted in Note Book

....., page....., and recorded in Book

of Deeds....., Vol....., page.....

Fee paid, $.....
Witness my hand,

....., Register.

State Tax.....$.....

Clerk's Fee.....$.....

Total.....$.....

Paid.....day of....., 19.....

....., Clerk.

FROM
MARSHALL & BRUCE CO.
ALL FORMS OF LEGAL BLANKS
NASHVILLE, TENN.
(Box 145-1)

B 529 986

IDENTIF. REFERENCE

MAR 23 11 33 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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