This instrument prepared by
Douglas Bowen, Atty
Cobb Sq. Bldg.
Nashville, Tenn.

BOOK 4781 PAGE 529

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry L. Martz	Same	
(NAME)	(NAME)	41-4
1194 Cherbron Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	19
Nashville, Tenn. 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty thousand five hundred one and 24/100 ($30,501.24) *Dollars,* of which Five Thousand and no/100 Dollars ($5,000.00) has been paid in cash by Jerry L. Martz and wife, Dianne R. Martz, the receipt of which is acknowledged, and for the balance of Twenty-five thousand five hundred one and 24/100 ($25,501.24) Dollars, the grantees assume and agree to pay according to the terms thereof, the balance of an indebtedness in said amount, being the principal balance due upon an original indebtedness of Twenty-six thousand dollars ($26,000.00), secured by deed of trust from Louis S. Fenters and wife, Vallean M. Fenters, to Richard O. Linsert, Trustee of record in Book 4581, Page 134, Register's Office for Davidson County, Tennessee, I, the said Vallean M. Fenters, *have this day bargained and sold, and do hereby transfer and convey unto the said* Jerry L. Martz and wife, Deanne R. Martz, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 9, Dalemere Subdivision, Section I, of record in Book 2900, Page 35, Register's Office for said County.

Said Lot No. 9 fronts 175 feet on the northerly side of Cherbron Drive and runs back between lines 267 feet on the easterly line and 175 feet on the westerly line, to a line in the rear measuring 197.45 feet thereon.

Being the same property conveyed to Louis H. Fenters and wife, Vallean M. Fenters, by deed of Charles E. Taylor and wife, Mary Powell Taylor, of record in Book 4581, Page 132, Register's Office for Davidson County, Tennessee, the said Louis H. Fenters and wife, Vallean M. Fenters being subsequently divorced by decree of the Fourth Circuit Court of Davidson County, Tennessee, of record in Minute Book 84-B, Page 571, Office of the Circuit Court Clerk, and in obedience to said decree the said Louis H. Fenters conveyed all of his right, title and interest in said property to Vallean M. Fenters by deed of record in Book _____, Page _____, 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 $ 30,501.24

Subscribed and sworn to before me, this the 17th day of January 19 74

Affiant

My commission expires: Feby 3-1974 (Affix Seal)

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC

This is unimproved (X) improved ( ) property, known as 1194 Cherbron Drive, Nashville, Tennessee 37207 (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 Jerry L. Martz and wife, Deanne R. Martz, their ..... *(successors), 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.,* except taxes for 1974 which have been pro rated and assumed by the grantees; and the indebtedness described in deed of trust in Book 4581 Page 134, Register's Office for Davidson Co., Tenn. assumed by the grantee. I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jerry R. Martz and wife, Deanne R. Martz, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness ..... *hand* ..... *this* 17th *day of* January, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vallean M. Fenters

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh C. Howser, a Notary Public in and for said County and State, Vallean M. Fenters

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 this 17th day of January, 1974

Hugh C. Howser
Notary Public

Commission expires 5/12/74

HUGH C. HOWSER NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 12, 1974

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 _____

JAN 18 74 CONV 30,501.24
JAN 18 74 S TAX A* 79.30
JAN 18 74 PREEE A* .50
JAN 18 74 W DEED A* 4.00 * 83.80

WARRANTY DEED

FROM

Vallean M. Fenters

TO

Jerry L. Martz, et ux

C 38879

IDENTIF. REFERENCE

JAN 18 9 14 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238