ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John G. Martin, ET UX	Guaranty Mortgage Company	16DA-12875
(NAME)	(NAME)	
840 Clayton Avenue	311 7th Avenue North	Map 11-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TEnnessee	Parcel 17.0
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	24

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Dec. 16, 1966, executed by James V. Lyles and wife, payable to Guaranty Mortgage Company, for the original sum of $17,100.00, with interest at 6% per annum, payable $110.00 monthly, beginning Feb. 1, 1967, final Jan. 1, 1992, and secured by a Deed of Trust of record in Book 4088, page 465, Register's Office for Davidson County, Tennessee.

We, FRANK LEMONS AND WIFE, ISABELL LEMONS

have bargained and sold, and by these presents do transfer and convey unto the said JOHN G. MARTIN AND WIFE, MATTIE MARTIN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Map of C. B. Kelley's Subdivision of the South part of Lots Nos. 29, 30 and 31, Battlefield Estates, Section No. 1, not of record, described according to a survey made by Z. J. WIlkinson, Surveyor, August 4, 1941, as follows:

BEGINNING at a point in the north margin of Clayton Avenue, 450 feet easterly from the northeast corner of Graig Avenue and Clayton Avenue, being the common corner of Lots Nos. 5 and 6 of said Kelley Subdivision; thence north and at right angles to the north margin of Clayton Avenue 175 feet; thence easterly and parallel with the north margin of Clayton Avenue 80 feet; thence southerly 175 feet to a point in the north margin of Clayton Avenue, the common corner of Lots Nos. 4 and 5 of said Kelley Subdivision, thence westerly with the north margin of Clayton Avenue 80 feet to the point of beginning.

Being the same property conveyed to Frank Lemons and wife, Isabell Lemons, by deed from Shirley R. Lyles, as of record in Book 4518, page 101, said Register's Office.

unimproved ( )
This is improved (X) property, known as 840 Clayton Avenue, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of January, 19 74

Frank Lemons
FRANK LEMONS

Isabell Lemons
ISABELL LEMONS

BOOK 4786 PAGE 840

STATE OF ~~XXXXXXXXXX~~ California
COUNTY OF Los Angeles

Personally appeared before me, JOHN P. MYERSON, a Notary Public in and for said County and State, the within named PERSONS, FRANK LEMONS AND WIFE, ISABELL LEMONS

the bargainor ____, 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 Torrance (L.A. Co.) Cal, this 28 day of January, 1974

My commission expires 11.7.76 Notary Public John P. Myerson

OFFICIAL SEAL
JOHN P. MYERSON
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Nov. 7, 1976

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____, with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____.

STATE OF TENNESSEE
COUNTY OF ____

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,500.00 —
This is equal to or greater than the property would bring at a fair and voluntary sale.

H. E. Dixon

Sworn to and subscribed before me this 8th day of February, 1974

~~My commission expires~~ ____ ~~Notary Public~~ W. Williams Dep. Clerk

This instrument was prepared by:

C.H.Briley,Jr.,Attorney Suite 2114 Parkway Towers Nashville, Tennessee
Name Address

FEB-8 CONV 21,500.00
FEB-8 S'TAX A* 55.90
FEB-8 PR'FEE A* .50
FEB-8 W'DEED A* 4.00 * 60.40

WARRANTY DEED
G-235222-dmc
FROM
Frank Lemons, ET UX
TO
John G. Martin, ET UX

C 4 1 3 4 0

IDENTIF. REFERENCE

FEB 8 12 17 PM '74
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HESSEY REV. 4/1/73