C 8 2 6 7 4

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FORM NO. WD-1

IDENTIF. REFERENCE

DEC 27 3 36 PM '74

FELIX Z. WILSON II REGI
DAVIDSON COUNTY, TEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

James A. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 74

W. D. Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Aug 9 1976
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY from information furnished by the parties.
NAME

This instrument was prepared by Jno. F. Cobb, Jr., Attorney at Law, Sterman Building, Nashville, Tenn.
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Martin (NAME)	James S. Martin (NAME)	
2715 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	2715 Oakland Avenue (STREET ADDRESS)	104-16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	187

mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Louise S. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Martin and wife, Morene C. Martin

HEREINAFTER CALLED THE GRANTEES, 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 the easterly 45 feet of Lot No. 93 and the westerly 55 feet of Lot No. 94 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 117, Register's Office for said County.

Said parts of Lots Nos. 93 and 94 front together 100 feet on the southerly side of Linden Avenue, and runs back between parallel lines 205 feet, more or less, to an alley.

Being the same property conveyed to Louise S. Martin by deed from Willie Mai Chandler, of record in Book 4402, page 493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Vendor's Lien retained in the deed from Willie Mai Chandler to Louise S. Martin, of record in Book 4402, page 493, Register's Office for Davidson County, Tennessee.

DEC27 CONV 27,000.00
DEC27 S'TAX A* 70.20
DEC27 PR'FEE A* .50
DEC27 W'DEED A* 4.00 * 74.70

unimproved ( )
This is improved (X) property, known as 1901 Linden Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37212 (Postal Zip)

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. Wherever 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 my hand this 27th day of December, 19 74

Louise S. Martin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Louise S. Martin

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 Nashville, Tennessee, this 27th day of December 1974.

Commission expires April 21, 1975

Jo Ann Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

LOUISE S. MARTIN

TO

JAMES S. MARTIN AND WIFE,

MORENE C. MARTIN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.