This Instrument Was Prepared By

Dewey W. Rodgers (mcs)

Of the Law Firm of Rodgers & Gann

Stahlman Building, Nashville, Tennessee

BOOK 4917 PAGE 196

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Donald B. Martin et ux | Fidelity Federal Savs & Ln. Assn | 132-13-32 |
| (NAME) 1003 Stonewall Drive | (NAME) 401 Union Street | OH-10880 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tenn 37201 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ---------- ( $10.00 ) ---------- *Dollars,*

cash in hand paid by Donald B. Martin and wife, Margaret A. Martin and other good and valuable considerations accepted as cash, the receipt of all of which is acknowledged, and for a further consideration the said Donald B. Martin and wife, Margaret A. Martin assume and agree to pay the unpaid balance of an original indebtedness of $30,000.00 secured by Deed of Trust of record in book 4602, page 568, Register's Office for Davidson County, Tennessee, and the unpaid balance of an original indebtedness of $6,500.00 secured by Deed of Trust, of record in book 4658, page 778, Register's Office for said County,

I, Ellis B. Gregory, an unmarried man,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Donald B. Martin and wife, Margaret A. Martin

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 6 on the Map of Second Addition to Gateway Acres, described according to a survey made by Blanchard and Parrish, Engineers, April 15, 1941, as follows:

Beginning on the southerly margin of Stonewall Drive, formerly Oakwood Lane at the common corner of lots 6 and 7; thence with the line between said two lots southwardly 250 feet, the common corner of lots 6, 7, 14, and 15; thence with the north line of lot No. 15 eastwardly 225 feet to the westerly margin of Lealand, formerly Glendale Lane, thence with the westerly margin of said Lane, northwardly 230.78 feet to the beginning of a curve; thence around said curve northwestwardly 30.62 feet to the southerly margin of Stonewall Drive; thence with the southerly margin of said Drive, westwardly 205.78 feet to the point of beginning.

Being the same property conveyed to Ellis B. Gregory by deed from Herschel C. Finger and wife, Sara N. Finger, of record in book 4602, page 566, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 29th day of May 1975

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1003 Stonewall Drive, Nashville, Tennessee (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* Donald B. Martin and wife, Margaret A. Martin

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 for 1975 taxes which are prorated and assumed by the purchasers

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald B. Martin and wife, Margaret A. Martin

their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* this 29th *day of* May, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ellis B. Gregory

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emma, a Notary Public in and for said County and State, Ellis B. Gregory, an unmarried man

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 19 75.

Mary Emma Notary Public

Commission expires 4/25/76

MARY EMMA NOTARY PUBLIC AT LARGE STATE

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.....

226/96

WARRANTY DEED

FROM
Ellis B. Gregory
TO

Donald B. Martin et ux

D00463

IDENTIF. REFERENCE

MAY 30 12 24 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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|---|---|---|---|---|---|
| MAY 30 75 | CONV | 80,000.00 | | | |
| MAY 30 75 | S'TAX | | A* | 208.00 | |
| MAY 30 75 | PR'FEE | | A* | .50 | |
| MAY 30 75 | W'DEED | | A* | 4.00 | * 212.50 |