BOOK 4947 PAGE 454

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DINNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank E. Martin (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 136-14
604 Lake Terrace Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pcl. 39
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

MO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths ($10.00) *Dollars,*

cash in hand paid by Frank E. Martin and wife, Carol A. Martin, and other good and valuable considerations the receipt of which is hereby acknowledged,

K & W, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

FRANK E. MARTIN AND WIFE, CAROL A. MARTIN, their ~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Castlegate Subdivision, Section 1, of record in Book 4460, page 115, Register's Office for said County.

Said Lot No. 39 fronts 140.25 feet on the east side of Lake Terrace Drive and runs back 125.95 feet on the north line and 158.01 feet on the south line to a line in the rear which measures 79.95 feet thereon.

Being part of the same property conveyed to K & W, Inc. by deed from Otis W. Charlton and wife, Louise R. Charlton of record in Book 4633, page 236; by deed from Matt Paul Hilger and wife, Louise Hilger of record in Book 4633, page 240; and by deed from J. Melvin Jones and wife, Hazel Jones of record in Book 4647, page 244, 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 $ 50,000.00

Subscribed and sworn to before me, this the 29th day of August 19 75.

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 604 Lake Terrace Dr., Nashville, Tenn. 37217
(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

Frank E. Martin and wife, Carol A. Martin, their ~~successors~~

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Frank E. Martin and wife, Carol A. Martin, their

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

Witness my *hand* *this* 29th *day of* August, 19 75, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

K & W, Inc.

By: H. Ray Williams

BOOK 4947 PAGE 455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Samuel E. Jackson, *a Notary Public of the State and County aforesaid, personally appeared* the Within *with whom I am personally acquainted, and who, upon oath, acknowledged* self *to be* of the K & W, Inc. *the within named bargainor, a corporation, and that* he as such *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* self as

Witness my hand and seal, at office in Nashville Tennessee, *this* 29th *day of* August, 19 75.

Samuel E. Jackson *Notary Public*

Commission expires 12-11-78

510202-5

WARRANTY DEED

FROM

K & W, Inc.

TO

Frank E. Martin et ux.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

SEP-3 75 CONV 50,500.00
SEP-3 75 S'TAX A* 131.30
SEP-3 75 PR'FEE A* .50
SEP-3 75 W'DEED A* 4.00 * 135.80

D 13889

IDENTIF. REFERENCE

SEP 3 10 28 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING