This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4989 PAGE 949

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray J. Martin, Jr., et ux	First Federal S & L Of Nashville	11D-34480
(NAME:)	(NAME:)	
511 Ronnie Road	Union at Fourth Avenue	42-11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115	Nashville, Tennessee 37219	38
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, BENJAMIN R. BETTY, III and ANN SORY BETTY MEADOWS, *have bargained and sold, and by these presents do transfer and convey unto the said* RAY J. MARTIN, JR. and wife, MARY G. MARTIN, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 3 on the Plan of Haven Acres, Section I, as of record in Book 2331, page 89, Register's Office for said County.

Said Lot No. 3 fronts 150 feet on the west side of Ronnie Road and runs back 250.01 feet on the north line and 289.24 feet on the south line to a dead line in the rear measuring 155.04 feet.

Being the same property conveyed to Sarah Sory Betty by deed from A. J. Wilcox, Jr., and wife, Dixie J. Wilcox, of record in Book 3034, page 489, Register's Office for Davidson County, Tennessee. The said Sarah Sory Betty having since died, and devised property to Benjamin R. Betty, III and Ann Sory Betty Meadows by will of Sarah Sory Betty probated December 27, 1975, and of record in Will Book 115, page 467, Probate Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2487, page 96, Register's Office for Davidson County, Tennessee; owner's certificate, a 150-foot minimum building setback line from Ronnie Road and a 10-foot easement for public utility purposes along the rear line of said lot, as shown on plan of record in Book 2331, page 89, Register's Office for Davidson County, Tennessee.

V. L. BALOYGA NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 48,500.00

Subscribed and sworn to before me, this the 19 day of January 19 76

Affiant

My commission expires: 8-1-77 (Affix Seal)

Notary Public

D 32801

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IDENTIF. REFERENCE

BOOK 4989 PAGE 950

JAN 20 1 45 PM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN20'76	CONV	48,500.00			
JAN20'76	S'TAX		B*	126.10	
JAN20'76	PR'FEE		B*	.50	
JAN20'76	W'DEED		B*	6.00	* 132.60

unimproved ( )
This is improved (X) property, known as Ronnie Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RAY J. MARTIN, JR. and wife, MARY G. MARTIN, their *heirs and assigns, forever.*

And we *do covenant with the said* Ray J. Martin, Jr. and wife, Mary G. Martin, *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,* except as hereinabove set forth, subject to which this conveyance is executed.

And we, Benjamin R. Betty, III and Ann Sory Betty Meadows, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ray J. Martin, Jr. and wife, Mary G. Martin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* January, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Benjamin R. Betty, III
Benjamin R. Betty, III

Ann Sory Betty Meadows
Ann Sory Betty Meadows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie Heuser, a Notary Public in and for said County and State, the within named Benjamin R. Betty, III,

the 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 9th day of January, 19 76.

Annie Heuser Notary Public.

Commission Expires 5-2-77.

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, Betty Jean Yount, a Notary Public in and for said County and State, the within named Ann Sory Betty Meadows,

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 Jacksonville, Florida, this 9th day of January, 19 76.

Betty Jean Yount Notary Public.

Commission Expires NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES OCT. 29, 1976 BONDED THRU GENERAL INSURANCE UNDERWRITERS

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.....