Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

BOOK 4995 PAGE 106

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas W. Martin, Jr. (NAME)	AllstateEnterprises Mortgage Corporation (NAME)	Map 131-4
1126 Duncanwood Drive (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Avenue (STREET ADDRESS)	Par. 236
Nashville, TN 37204 (CITY) (P. O. ZONE) (STATE)	Anaheim, California 92803 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100 Dollars----------($10.00)----------
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

Stephen Michael Trautman and wife, Marilyn W. Trautman,

have this day bargained and sold, and do hereby transfer and convey unto the said

Thomas W. Martin, Jr., his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 47 on the Plan of Duncanwood, of record in Book 1424, page 139.

SAID Lot No. 47 fronts 110 feet on the northerly margin of Duncanwood Drive and extends back 186.8 feet on the easterly line and 188.7 feet on the westerly line to a dead line in the rear, measuring 110 feet thereon.

BEING the same property conveyed to Stephen Michael Trautman and wife, Marilyn W. Trautman, by deed from John A. White and wife, Mildred White, of record in Book 4467, page 14, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1786, page 178.

This conveyance is made subject to 1976 Metro property taxes which have been prorated and assumed by Thomas W. Martin, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 29th day of January 19 76

Janet Hayes
Affiant

My commission expires: 10/28/78 (Affix Seal)

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE

This is unimproved ( ) improved (XX) property, known as 1126 Duncanwood Drive, Nashville, TN 37204
(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

Thomas W. Martin, Jr., his

(successors), heirs and assigns forever. We *covenant that* we are *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 as shown above.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas W. Martin, Jr., his

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

Witness our hands this 29th day of January, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephen Michael Trautman

Marilyn W. Trautman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, *a Notary Public in and for said County and State,* Stephen Michael Trautman and wife, Marilyn W. Trautman, *the within named bargainor, S., 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 Nashville, *Tennessee, this* 23rd *day of* January, *19*76.

Commission expires 10/28/78

Notary Public

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 .....

WARRANTY DEED

FROM

STEPHEN MICHAEL TRAUTMAN, ET UX

TO

THOMAS W. MARTIN, JR.

FEB-9% CONV 42,000.00
FEB-9% S'TAX B* 109.20
FEB-9% PR'FEE B* .50
FEB-9% W'DEED B* 4.00 * 113.70

D 3 5 2 3 3

IDENTIFICATION REFERENCE

FEB 9 8 44 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238