This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5009 PAGE 166

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Allen Martin, Jr. etux	Security Federal Savings and Loan	Map 14
(NAME)	(NAME)	
7158 Douglas Road	2700 Franklin Road	Parcel 65
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tennessee	Nashville, Tennessee 37204	
(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 Samuel Allen Martin, Jr. and wife, Audrey G. Martin, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Jack S. Bordwine and wife, Charlene C. Bordwine

have this day bargained and sold, and do hereby transfer and convey unto the said Samuel Allen Martin, Jr. and wife, Audrey G. Martin

their (~~XXXXX~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 27 on the Division of Bidwell Property in the 14th Civil District of said County, described according to a map made by Hickerson Engineers, dated May 31,1965, as follows:

Said lot fronts 149 feet on the east side of Douglas Road and extends back 710 feet on the northline and 572 feet on the south line to a dead line in the rear and measures 200 feet.

Being the same property conveyed to Jack S. Bordwine by quitclaim deed from Charlene C. Bordwine, of record in book 4820, page 687, Register's Office for said County.

This conveyance is made subject to easement of record in book 2274, page 58, and book 2745, page 286; easement of record in book 3610, page 12; and restrictive covenants contained in an instrument of record in book 4360, page 68, 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 $ 33,500.00

Subscribed and sworn to before me, this the 24th day of March 19 76

Affiant

My commission expires: 12-3-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 7158 Douglas Road, Joelton, 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 Samuel Allen Martin, Jr. and wife, Audrey G. Martin their (~~XXXXXX~~), *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 for 1976 taxes which are prorated and assumed

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Samuel Allen Martin, Jr. and wife, Audrey G. Martin their (~~XXXXXX~~) *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 24th *day of* March, 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.*

Jack S. Bordwine

Charlene C. Bordwine

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Jack S. Bordwine and wife, Charlene C. Bordwine

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 24 day of March, 19 76.

Commission expires 12/3/78

John D. Hall, Jr. Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

MAR 26	CONV	33,500.00			
MAR 26	STAX		B*	87.10	
MAR 26	PRFEE		B*	.50	
MAR 26	WDEED		B*	4.00	* 91.60

WARRANTY DEED

FROM Jack S. Bordwine

TO Samuel Allen Martin, Jr. et ux

D 41865

IDENTIF. REFERENCE

MAR 26 9 23 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238