This instrument was prepared by James H. Freeman, Attorney at Law,
320 Gallatin Road, Madison, Tennessee.

BOOK 5009 PAGE 322

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hilda A. Martin	James H. Allen et ux	MAP 53-3
(NAME)	(NAME)	
603 Jones St.	1514 Cleves St.	PAR. 357
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tn.	Old Hickory, Tn.	M-P
(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 the grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James H. Allen and wife, Eula B. Allen, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~xxxxx~~ Hilda A. Martin, herein called the grantee, but subject to the life estates which are hereinafter reserved, her

~~xxxxxxxx~~ heirs and assigns,

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

Being Lot No. 70 on the Revised Plan of Section "E", Village of Old Hickory, as of record in Book 1424, page 132, Register's Office for said County.

Said Lot 70 is described as beginning at a point on the westerly margin of Cleves Street, at the common corner of Lots 69 and 70; thence with the line between said lots, westerly 148.7 feet to a point in the east line of Lot 75; thence southerly with the line of Lots 75 and 76, 70.3 feet to the north margin of Sixteenth Street; thence with the margin of the same, easterly 123.7 feet to the beginning of a curve; thence along said curve, northeasterly 39.3 feet to a point on the westerly margin of Cleves Street; thence with said margin of the same, northerly 45 feet to the beginning.

Being the same property conveyed to James H. Allen and wife, Eula B. Allen, by deed from William Leon Hinson and wife, of record in book 2858, page 401, said Register's Office.

The said grantors hereby expressly reserve unto themselves an estate in the above described property for and during their natural lives.

In addition to the aforesaid reservation, this conveyance is made subject to the restrictions and easements, if still applicable, which are contained in said deed of record in Book 2858, page 401, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3000.00

Subscribed and sworn to before me, this the 25 day of March, 1976

Affiant: Hilda A. Martin

My commission expires: May 10 1976 (Affix Seal)

Notary Public: Noreen L. Brown

This is unimproved ( ) improved ( ) property, known as ..... (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 grantee, her ~~xxxxxxxx~~ *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 stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her ~~xxxxxxxx~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 22nd day of March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Allen (James H. Allen)

Eula B. Allen (Eula B. Allen)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James H. Allen and wife, Eula B. Allen

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 Madison *Tennessee, this* 23rd *day of* March, *19* 76.

Commission expires May 19, 1976 *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 .....

MAR 26 76	CONV	*3,000.00			
MAR 26 76	S'TAX		B*	7.80	
MAR 26 76	PR'FEE		B*	.50	
MAR 26 76	W'DEED		B*	4.00	* 12.30

WARRANTY DEED

FROM
James H. Allen et ux
TO
Hilda A. Martin

Return to:
FELLER BROWN REALTY & AUCTION
310 Gallatin Rd. S.
Madison, TN 37115

D 41935

IDENTIF. REFERENCE

MAR 26 1 18 PM '76

FELIX A. TATE, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS