THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney at Law, Suite 108, 223 Madison Street, Madison, Tennessee 37115

BOOK 5030 PAGE 654 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Martin, et ux	1st Federal Savings & Loan of Nash.	MAP 83-14
(NAME)	(NAME)	
Rt. 2 Ridgewood Rd.	236 Fourth Avenue North	PAR 165
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Nashville, Tennessee	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 and other good and valuable considerations, receipt of which is hereby acknowledged, together with the assumption of Deed of Trust dated July 6, 1973, from Joseph P. Crecca and wife Irene Kangas Crecca to T. I. Holman, Jr., Trustee, of record in Book 4726, Page 826, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantors harmless from same,

WE, JOSEPH P. CRECCA AND WIFE IRENE KANGAS CRECCA,

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES E. MARTIN AND WIFE FRANCES B. MARTIN

their *(successors), heirs and assigns,*

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

The westerly 19 feet of Lot No. 25 and the easterly 40 feet of Lot No. 26, being part of Block "C" on the Map of Priest House Place as of record in Book 161, page 102 and being more particularly described as follows:

SAID parts of Lots No. 25 and 26 front together 59 feet on the northerly side of Fatherland Street and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Joseph P. Crecca and wife, Irene Kangas Crecca by deed from Harlon Bonnie Gunter, Joseph D. Gunter, Harold Parks Gunter and Lillian Marie Gunter Krambeck of record in Book 4726, page 824, 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 $12,000.00

Subscribed and sworn to before me, this the 14th day of May 19 76

Affiant Charles E. Martin

My commission expires: May 12 1980 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1917 Fatherland Street, Nashville, Tenn.
(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 Grantees

their *(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 appears of record.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees

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

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

Joseph P. Crecca

X Irene E. Crecca Kangas

MASSACHUSETTS

BOOK 5030 PAGE 655

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ WORCESTER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH P. CRECCA AND WIFE, IRENE KANGAS CRECCA

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 Fitchburg Massachusetts ~~XXXXXX~~
this 24th day of May, 19 76

Notary Public

Commission expires May 26, 1978

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.....

JUN-1 76 CONV 12,000.00
JUN-1 76 S'TAX B* 31.20
JUN-1 76 PR'FEE B* .50
JUN-1 76 W'DEED B* 4.00 * 35.70

D 5 1 6 2 1

T

IDENTIF. REFERENCE

JUN 1 2 25 PM '76

FEL[illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JOSEPH P. CRECCA, ET UX

TO

CHARLES E. MARTIN, ET UX

Return to:

FELLER BROWN REALTY & AUCTION CO.
310 Gallatin Road South
Madison, Tennessee 37115

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115