BOOK 5040 PAGE 416

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$ 21,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE 19 76

Notary Public

MY COMMISSION EXPIRES: 7-12-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney. 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Martin (NAME)	Mortgage Associates, Inc. (NAME)	12D07430
2705 Alhambra Circle (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	MAP 60-16
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	PARCEL 39

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, All-State Realty & Auction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Martin et ux Barbara Diane Martin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the northerly 25 feet of Lot No. 63 and the southerly 50 feet of Lot No. 64, on the Plan of Capitol View Subdivision, as of record in Book 974, Pages 52 & 53, Register's Office, Davidson County, Tennessee.

SAID parts of Lots Nos. 63 & 64 front the easterly margin of Alhambra Circle and extend back 236.5 feet on the northerly line and 231 feet, more or less, on the southerly line, to a line in the rear which measures 75 feet, more or less.

BEING the same property conveyed to All-State Realty & Auction, Inc. by deed from James A. Fisher et ux Bobbie P. Fisher, as of record in Book 5018, Page 507, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 2705 Alhambra Circle (House Number) (Street) Nashville, Tennessee 37207 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28TH day of JUNE, 19 76

All-State Realty & Auction Co.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Howard L. Caughron and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and _____ respectively of the All-State Realty & Auction, Inc. the within named bargainor, a corporation, and that (he) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Howard L. Caughron as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 29th day of JUNE, 19 76

My commission expires 1/29/79 _____ Notary Public

D 56057

WARRANTY DEED

FROM All-State Realty & Auction, Inc.

TO James L. Martin

IDENTIF. REFERENCE

JUN 30 9 16 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Gia Box 12

JUN 30 76	CONV	21,000.00			
JUN 30 76	S'TAX		B*	54.60	
JUN 30 76	PR'FEE		B*	.50	
JUN 30 76	W'DEED		B*	4.00	* 59.10