WARRANTY DEED BOOK 5044 PAGE 677

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,307.00

Jack Raymond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 19 76

Notary Public

MY COMMISSION EXPIRES: 11-18-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Raymond (NAME)	Lovell & Malone, Inc. (NAME)	6DA-20965
208 Kennett Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2663 (NAME) 404 James Robertson Parkway (STREET ADDRESS)	Map 105-11
Old Hickory, TN. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	Par. 168

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, Dennis N. Martin and wife, Jewell A. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Raymond and wife, Margaret Raymond

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:

Land in Davidson County, Tennessee, being lot No. 3, of Block A, on the Subdivision of a part of the Sophia M. Neal property, as of record in Book 1130, page 4, Register's Office for said County.

Said lot No. 3 fronts 50 feet on the west side of Neal Terrace and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Dennis N. Martin and wife, Jewell A. Martin by deed from Newby M. Taylor and wife, Edna L. Taylor, as of record in Book 4184, page 219, said Register's Office.

This conveyance is made subject to a perpetual easement reserved over the rear ten feet of each lot for utility installation and maintenance; and a ten-foot public utility easement, 50 foot setback line from Neal Terrace and conditions of owners certificate as shown on plan of record in Book 1130, page 4, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3214, page 307, said Register's Office.

The escrow account as it related to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 1813 Neal Terrace, Nashville, TN
(House Number) (Street) (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 our hand s this 9 th day of July, 19 76

Dennis N. Martin

Jewell A. Martin

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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, the within named Dennis N. Martin and wife, Jewell A. Martin

the 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, TN. this 9th day of July, 1976

Commission Expires May 13, 1980 — L. R. Harris, Jr. Notary Public

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

JUL 13'76 CONV 15,307.00
JUL 13'76 STAX B* 39.78
JUL 13'76 PRFEE B* .50
JUL 13'76 WDEED B* 4.00 * 44.28

WARRANTY DEED

FROM
Dennis N. Martin et ux

TO

TITLE INSURED BY POLICY NUMBER:

D 58035

Title Associates, Inc. ... JUL 13 4 15 PM '76 ... Register of Davidson County, Tennessee

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York