THIS INSTRUMENT PREPARED BY:
GRAHAM B JOYCE ATTY
515 STAHLMAN BLDG
NASHVILLE TENN 37201

5051 PAGE 477

MAIL TO:

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin B. Evans, et ux (NAME)	National Mortgage Company (NAME)	16DA 15394
940 Gale Lane, Unit #113 (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 118-5-A
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38118 (CITY) (ZONE) (STATE)	Par 35

For and in Consideration of the sum of Ten ($10.00) Dollars *DOLLARS* and the assumption of a loan secured by a Deed of Trust of record in Book 4774, page 778, in the Register's Office, Davidson County, Tennesseee and other good and valuable consideration,

Jerry W. Harris and wife, Cleo J. Harris

JUL 28 76	CONV	18,000.00			
JUL 28 76	S'TAX		B*	46.80	
JUL 28 76	PR'FEE		B*	.50	
JUL 28 76	W'DEED		B*	6.00	* 53.30

D60579

IDENTIF. REFERENCE

JUL 28 1 53 PM '76

FELIX J. ... REGISTER
DAVIDSON COUNTY, TENN.

have bargained and sold, and by these presents do transfer and convey unto the said ~~Melvin B. Evans, and wife, Oclene M. Evans~~ their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING a certain building site or lot, designated as No. 13C, and further identified as Parcel No. 35, on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office for Davidson County, Tennessee, to which said plan reference is here made for a complete description of said lot.

BEING part of the same property conveyed to St. Martin, Inc., by deed from Edwin B. Craig,III, Marian Craig, Margretta Craig, and Third National Bank in Nashville, as Trustees under the Last Will and Testament of Edward B. Craig, deceased, of record in Book 4565, page 63, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE of said property is made expressly subject to the following:
1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens, and other undertakings, including the rights and interest of other owners within St. Martin Square, and including also the requirement that all owners of lots within St. Martin Square be members of the St. Martin Square Association, subject to assessemnt for the payment of costs incident to the maintenance of Common Areas, exterior maintenance of the buildings belonging to the members, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof, which is secondary to any first mortgage, all as contained in an instrument executed by St. Martin, Inc., dated May 22, 1972, and recorded in Book 4611, page 682, and as amended in Book 4710, page 244, Register's

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 28 day of JULY 19 76

Affiant

My commission expires: OCT 26 1977

(Affix Seal)

Notary Public

Office for Davidson County, Tennessee, which said instruments are included in this deed by reference and made a part hereof the same as though copied fully herein.

2. Easements, access limitations, conditions of the owner's certificate, and dedication of Common Areas as shown on the Revised Plan of St. Martin Square, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot line, or upon any road, walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Revised Plan of St. Martin Square) is vested in St. Martin Square Association for the common enjoyment of all residents in St. Martin Square.

BEING the same property conveyed to Jerry W. Harris and wife, Cleo J. Harris by deed from St. Martin, Incorporated, a Tennessee corporation, of record in Book 4774, page 776, Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Unit No. 113, 940 Gale Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melvin B. Evans and wife, Oclene M. Evans their *heirs and assigns, forever.*

And we *do covenant with the said* Melvin B. Evans and wife, Oclene M. Evans *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,* except as to a Deed of Trust of record in Book 4774, page 778 in the Register's Office of Davidson County, Tennessee, with the said loan therein being assumed by the said Melvin B. Evans and wife, Oclene M. Evans, and taxes for the current year which have been prorated and assumed by the said Melvin B. Evans and wife, Oclene M. Evans.

And Jerry W. Harris and wife, Cleo J. Harris *do further covenant and bind* themselves and their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Melvin B. Evans and wife, Oclene M. Evans, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 20th *day of* July, *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.*

Jerry W. Harris

Cleo J. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lois Mecord, a Notary Public in and for said County and State, the within named Jerry W. Harris and wife, Cleo J. Harris

the bargainors, 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 20th day of July, 19 76.

Lois Mecord, Notary Public.

Commission Expires Nov. 51, 1979

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

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 ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....