FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Dave Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 76

Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dave Neal, III etux (NAME)	Schumacher Mortgage Co. Inc. (NAME)	71-16-11
503 Douglas Ave. (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. Clark Tower (STREET ADDRESS)	12DA-43585
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38137 (CITY) (STATE) (ZIP)	

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, CHARLIE L. MARTIN, JR., and wife, JOYCE B. MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVE NEAL, III and wife, MARY PITTMAN NEAL

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 part of a lot marked "Widow Browne's Lot" on the Plan of the Subdivision of the Joe Browne Estate, as of record in Book 843, page 107, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Mile End Avenue, being 96 feet easterly from the northeasterly corner of Mile End Avenue and North Fifth Street, and said point being at the southeasterly corner of the property conveyed to Alger M. Pitts and wife, Roxie Ann Pitts by Charles R. Wood and wife, Dorothy V. Wood, as of record in Book 2705, page 561, Register's Office for Davidson County, Tennessee; thence with Pitts' easterly line northerly 217 feet more or less to a point; thence easterly 77 feet to a point; thence southerly 217 feet more or less, to a point in the northerly margin of Mile End Avenue; thence with the northerly margin of said Avenue westerly 77 feet to the point of beginning.

BEING the same property conveyed to Charlie L. Martin, Jr., and wife, Joyce B. Martin by Deed from Charles R. Wood and wife, Dorothy V. Wood, of record in Book 4325, page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 503 Douglas Avenue (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 our hand s this 23rd day of August, 19 76

Charlie L. Martin Jr.
CHARLIE L. MARTIN, JR.

Joyce B. Martin
JOYCE B. MARTIN

BOOK 5061 PAGE 850

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie L. Martin, Jr., and wife, Joyce B. Martin

the bargainor, 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 23rd day of August, 1976

Commission expires 11-2-79

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ 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 _____ 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

WARRANTY DEED

FROM
CHARLIE L. MARTIN, JR., ETUX

TO
DAVE NEAL, III ETUX

File in Box 4

D 64807

IDENTIF. REFERENCE

AUG 25 9 36 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG25'76	CONV	32,500.00			
AUG25'76	S'TAX		B*	34.50	
AUG25'76	PR'FEE		B*	.50	
AUG25'76	W'DEED		B*	4.00	* 89.00