BOOK 5078 PAGE 556

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27000.00

x Randall J. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF October 19 76

Notary Public

MY COMMISSION EXPIRES: 11-28-79

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Thaxton & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall J. Martin (NAME)	Mortgage Corporation of the South (NAME)	75-13 p.188
308 Bonnacroft Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box10726 Pile Sixth Ave. North (STREET ADDRESS)	
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Ala. 35202 (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, John Robert Wyatt, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall J. Martin, unmarried

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. 88 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, page 49, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 88 fronts 70.0 feet on the southerly margin of Bonnacroft Drive and extends back between lines measuring 143.4 feet on the westerly side and 150.5 feet on the easterly side to a dead line in the rear on which it measures 102.7 feet.

Being the same property conveyed to John Robert Wyatt by deed from Byron V. Bean, Trustee, as of record in Book 4785, page 471, said Register's Office.

OCT-8%	CONV	27,000.00			
OCT-8%	S'TAX		B*	70.20	
OCT-8%	PR'FEE		B*	.50	
OCT-8%	W'DEED		B*	4.00	* 74.70

unimproved ( ) This is improved (x) property, known as 308 Bonnacroft Dr., Hermitage, TN. 37076
(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 my hand this 6th day of October, 19 76

John Robert Wyatt A Single Person

John Robert Wyatt

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 John Robert Wyatt

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN. this 6 day of October, 1976

Commission Expires 11-20-76 William F. Hooker, Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

D 71707

IDENTIF. REFERENCE

OCT 8 12 30 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
John Robert Wyatt

TO
Randall J. Martin

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York