0081507 FEE 5.00

WARRANTY DEED

mail 230 FOURTH AVE., [illegible]
NASHVILLE, TENNESSEE 372[illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Martin and wife, Deborah B. Martin	Same	160
(NAME:)	(NAME:)	
404 Wayside Court		#57.1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash. TN 37205		6D,U-60630
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------
---------- *DOLLARS*

and other good and valuable consideration, the receipt if which is hereby acknowledged, I, the undersigned

OCT 18 76	CONV	*5,000.00			
OCT 18 76	S'TAX		B*	13.00	
OCT 18 76	PR'FEE		B*	.50	
OCT 18 76	W'DEED		B*	8.00	* 21.50

F. MURRAY PARKER (UNMARRIED)

have bargained and sold, and by these presents do transfer and convey unto the said their JAMES B. MARTIN and wife, DEBORAH B. MARTIN

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th Civil District, formerly the 8th Civil District of Davidson County, Tennessee, described according to a survey by Metropolitan Government, Department of Health, dated July 23, 1971, being as follows:

Said lot fronts on Franklin Pike Circle at the common front corners of Parcels Nos. 57.1 and 58 as shown on the Map of Davidson County, Tennessee; thence northeastwardly 190 feet with the southeasterly margin of Franklin Pike Circle 190 feet to a point; thence along the right of way for Interstate 65 southwardly 205 feet to a point; thence with the line between parcels Nos. 57.1 and 58, 80 feet to the point of beginning and being further described as parcel 57.1 on property Map No. 160, Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to F. Murray Parker and wife, Lavada D. Parker, by deed from Ethel Roberts White, of record in Book 4640, page 159, said Register's Office, the said Lavada D. Parker having quitclaimed her interest to F. Murray Parker by instrument of record in Book 4818, page 707, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

1. Restrictions contained in deed from Aimee T. Benjamin to John P. Holt, et al, of record in Book 921, page 25, Register's Office for Davidson County, Tennessee, as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of October, 19 76

Notary Public

My commission expires 4/27/77

(Affix Seal)

"This conveyance is made subject to the following restrictions which shall be construed as covenants running with the land.

1) The conveyees agree by the acceptance of this deed that neither themselves nor any of their successors in title shall build upon the property herein conveyed any filling station, lunch stand, or business house within 100 feet of the line of the Benjamin Home Tract.

2. Lack of direct access to Interstate Highway I-65 from the premises in question, such right of access having been condemned in the cause of David M. Pack Commissioner vs. Mrs. Ethel R. White, No. 72152, 5th Circuit Court of Davidson County, Tennessee, a certified copy of the decree in said cause being of record in Book 3905, page 578, Register's Office for said County. A certified copy of the corrected judgment in said cause appears of record in Book 4018, page 51, Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as ..... (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 JAMES B. MARTIN and wife, DEBORAH B. MARTIN their *heirs and assigns, forever.*

And I *do covenant with the said* JAMES B. MARTIN and wife, DEBORAH B. MARTIN *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as set out above.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES B. MARTIN and wife, DEBORAH B. MARTIN their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 13th *day of* October, *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.*

F. Murray Parker

F. Murray Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State, the within named* F. Murray Parker

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, *Tennessee, this* 13th *day of* October, *19* 76.

Gail Pigg, *Notary Public.*

Commission Expires 4/27/77

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

WARRANTY DEED

FROM

F. Murray Parker

TO

James B. Martin et ux

0 7 2 8 7 3.

IDENTIFICATION REFERENCE

OCT 18 2 28 PM '76

FILED
DAVID C. ...
REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5079 PAGE 115

Chicago Title Insurance Company
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238