BOOK 5081 PAGE 108

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Herbert F. Martinez
Affiant

$ 27,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER 19 76

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert F. Martinez (NAME)	Mortgage Associates, Inc. (NAME)	GO 06301
121 Marita Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	MAP 33-12
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	PARCEL 41

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, Wendell Holmes Douglas et ux Patsy D. Douglas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert F. Martinez and Veronica K. Fannin

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:

BEING Lot No. 177 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47 thru 52, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wendell Holmes Douglas et ux Jo Ann T. Douglas by deed from Fieldcrest, Inc. of record in Book 3435, Page 437, Register's Office, Davidson County, Tennessee. The Said Jo Ann T. Douglas having since deceased.

THIS conveyance is subject to a 40 foot and 30 foot minimum building setback line of record in Book 3300, Pages 47 thru 52, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to a 20 foot public utilities easement at the of record in Book 3300, Pages 47 thru 52, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions and easements of record in Book 3370, Page 121, and amended in Book 3398, Page 438, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 121 Marita Avenue (House Number) (Street) Goodlettsville, Tenn. 37072 (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 20TH day of OCTOBER, 19 76

Wendell Holmes Douglas — Wendell Holmes Douglas

Patsy D. Douglas — Patsy D. Douglas

BOOK 5081 PAGE 109

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendell Holmes Douglas et ux Patsy D. Douglas

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 OCTOBER 19 76

Commission expires 6-24-80

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 (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 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
Wendell Holmes Douglas

TO
Herbert F. Martinez

D 7 3 8 7 0

IDENTIF. REFERENCE

OCT 22 3 31 PM '76

REGISTER

OCT22'76	CONV	27,500.00			
OCT22'76	S'TAX		B*	71.50	
OCT22'76	PR'FEE		B*	.50	
OCT22'76	W'DEED		B*	4.00	* 76.00