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THIS INSTRUMENT WAS PREPARED BY
MARTIN & COCHRAN
NASHVILLE, TENNESSEE 37201
BY J. L. Martin, Jr.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Martin & Carmack Cochran (NAME:)	new owners (NAME:)	
226 Third Ave., N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-2-3157
Nashville, Tenn. 37201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty-Four Thousand Five Hundred ($34,500.00) ---------- *DOLLARS*

paid to Robert T. Cochran in cash by Joseph Martin and Carmack Cochran, the receipt of which is hereby acknowledged, we, Robert T. Cochran and wife, Elma S. Cochran,

JAN-4??	CONV	34,500.00				
JAN-4??S'TAX			B*	39.70		
JAN-4??PR'FEE			B*	.50		
JAN-4??	W'DEED		B*	8.00	*	98.20

have bargained and sold, and by these presents do transfer and convey unto the said Joseph Martin and Carmack Cochran, their *heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

the undivided interest of Robert T. Cochran in

Land in Davidson County, Tennessee, being part of lot No. 25 on the Plan of the Original Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of 3rd Avenue, North, formerly College Street, at a point 55 feet, more or less, north of the northerly margin of Bank Alley, the northwest corner of the property conveyed to Transfer Parking Station, Inc., by deed from Huffines Shirt Company, Inc., of record in book 1875, page 15, Register's Office for said County; thence with the easterly margin of said Avenue, northwardly 48 feet 2 inches, more or less, to the southerly margin of a 15-foot alley; thence with said alley, eastwardly 112 feet 4 inches; thence southwardly and parallel with the easterly margin of 3rd Avenue, North, 48 feet 2 inches, more or less, to another corner of said Parking Station property; thence with the line of said Parking Station property, westwardly 112 feet 4 inches to the beginning.

Together with any reversionary right of the Federal Reserve Bank of Atlanta in the 15 foot alley along the northerly line of said tract, as conveyed, with reversion provisions, to Mecklenburg Real Estate Company from Fourth National Bank of Nashville, in deed dated March 30, 1906, of record in Book 330, page 201, said Register's Office; and also all the right, title, claim and interest, which the Fourth National Bank of Nashville, Tennessee, conveyed to Goulding Marr in and to a strip of ground adjoining the above property to the south and fronting one (1) inch on the east side of College Street or Third Avenue, North, and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,500.00

Subscribed and sworn to before me, this the 31st day of December, 19 76

Carmack Cochran
Affiant

My commission expires May 2, 1977
(Affix Seal)

Notary Public

running back between parallel lines one hundred twelve (112) feet four (4) inches, more or less, to the rear line of the Gray & Dudley Hardware Company.

Being the same property conveyed to Martin & Cochran, a partnership composed of Joseph Martin, Carmack Cochran and Robert T. Cochran, by Installment Deed of Federal Reserve Bank of Atlanta, dated July 23, 1958, of record in Book 2797, page 581, R.O.D.C., Tennessee.

At the time the property was acquired by Martin & Cochran, the respective interests of the partners were 38-1/2%, Joseph Martin; 38-1/2%, Carmack Cochran; and, 23%, Robert T. Cochran. Such interests have remained unchanged up to the date of this deed.

The building on the property has been and still is operated under the name of M & C Building. The partnership has maintained a bank account under said name, has acquired tangible personal property, and has made U. S. Income Tax returns (Form 1065) under said name.

Robert T. Cochran, being desirous of retiring from the partnership as of December 31, 1976, has requested Joseph Martin and Carmack Cochran, to acquire his undivided interest, and it is for that purpose this instrument is being executed and delivered, to transfer to them his interest in the property described herein, together with his interest in all tangible and intangible personal property owned by the partnership as of December 31, 1976.

It is the intention of the parties that from and after December 31, 1976, Joseph Martin and Carmack Cochran will each own a 50% interest in the property, and in all other assets of the partnership.

unimproved ( ) This is improved (X) property, known as 226 Third Avenue, N., Nashville, Tenn. 37201 (House Number) (Street) P. O. Address: (City or Town)

undivided interest of Robert T. Cochran in

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Martin and Carmack Cochran, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Joseph Martin and Carmack Cochran ..... *that* we are undivided interest in said ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Robert T. Cochran and wife, Elma S. Cochran,

do further covenant and bind ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* undivided interest in said Joseph Martin and Carmack Cochran, their ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 31st *day of* December, 19 76, ~~the~~

~~corporate party, of any, having caused its name to be signed hereto by its duly authorized officers on said day and date~~

Robert T. Cochran

Robert T. Cochran

Elma S. Cochran

Elma S. Cochran

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs June Pulliam, a Notary Public in and for said County and State, the within named Robert T. Cochran and wife, Elma S. Cochran,

the bargainor.s., 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 31st day of December, 19 76.

Mrs June Pulliam, Notary Public.

My Commission Expires May 2, 1977.

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

Robert T. Cochran, et ux

TO

Joseph Martin and

Carmack Cochran

D8361

IDENTIFICATION REFERENCE

JAN 4 1 01 PH '77

FEE $

DAVIDSON CO. REGISTER TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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