BOOK 5106 PAGE 795

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th. DAY OF January, 1977

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201 THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles F. Martin (NAME)	Fidelity Federal Savings & Loan (NAME)	
301 Fannin Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	18-12
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	38 Pal

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, THOMAS EDWARD ERWIN AND WIFE, EMOJENE ERWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES F. MARTIN AND WIFE, PATRICIA G. MARTIN

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. 19 on the Plan of Mansker Heights, as of record in Book 2900, page 10, said Register's Office.

Beginning at a point in the west margin of Fannin Drive at the corner of Lots 19 and 20; thence with the line between said lots westerly 268.8 feet to a point; thence northerly 155 feet to the south margin of Dorr Drive; thence with the margin of the same, easterly 243.3 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the west margin of Fannin Drive; thence with the margin of the same, southerly 130 feet to the point of beginning.

Being the same property conveyed to Thomas Edward Erwin and wife, Emojene Erwin by deed from J. E. Balthrop, W. K. Jones and R. J. Richmond, a partnership doing business as Hillhurst Homes, as of record in Book 3133, page 491, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 301 Fannin Drive (House Number) (Street) Goodlettsville, Tn. 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 hands this 18th. day of January, 1977

Thomas Edward Erwin

Emojene Erwin

PAID ONE YEAR

STATE OF TENNESSEE
Davidson County

BOOK 5106 PAGE 796

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Thomas Edward Erwin and wife, Emojene Erwin

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 18th day of January 19[illegible]

Commission expires [illegible]

[illegible]
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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) (themselves) (himself) acknowledged 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

L # 510680-8

WARRANTY DEED

FROM
Thomas Edward Erwin and wife,
Emojene Erwin

TO
Charles F. Martin and wife,
Patricia G. Martin

D 85665

IDENTIF. REFERENCE

JAN 18 2 31 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS ASS'N
LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 18 77 CONV 35,000.00
JAN 18 77 S'TAX B* 91.00
JAN 18 77 R'TG FEE B* .50
JAN 18 77 RECD B* 4.00 * 95.50