O. V. Myers, Sr.,
Attorney at Law
700 Stahlman Building
Nashville, Tn., 37201

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. MARTIN, JR., (NAME)	Kimbrough-Kavanaugh & Assoc. (NAME)	12-D 2375
2738 Oakwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	
Nashville, Tenn., 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee, 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One and No/100 ..... *DOLLARS*, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of the unpaid balance of one certain trust deed dated May 4, 1971, and filed for record May 6, 1971, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4499, page 396, and note of even date thereby secured, in the original principal amount of $15,300, the unpaid balance at the date of the signing of this deed being in the approximate sum of $14,303.63, payable at the offices of Kimbrough-Kavanaugh and Associates, which unpaid balance of approximately $14,303.63, James H. Martin, Jr., the grantee herein, assumes and agrees to pay as the purchase price, We, Bennie Smith and wife, Pastell Smith,

JA28F	CON	14,303.63			
JA28F	STAX		B*	37.18	
JA28F	FEE		B*	.50	
JA28F	DEED		B*	8.00	* 45.68

have bargained and sold, and by these presents do transfer and convey unto the said JAMES H. MARTIN, Jr., ... *his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 36 on the Plan of Resubdivision of Lots 26 to 37, inclusive and Parcel A, of Section 1, Shepardwood Subdivision, as of record in Book 4350, page 118, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Larrie W. Campbell and wife, Eleanor L. Campbell, by deed from C. H. Briley, Jr., Trustee, of record in Book 4499, page 394, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bennie Smith and wife, Pastell Smith, by deed from Larrie W. Campbell and wife, Eleanor L. Campbell, of record in Book 4693, page 231, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,303.63

Subscribed and sworn to before me, this the 26 day of May, 19 71

Affiant

My commission expires: July 17, 1980 (Affix Seal)

Notary Public

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uninproved ( )
This is improved ( ) property, known as 2738 Oakwood Avenue, Nashville, Tennessee, 37207
(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 H. MARTIN, JR., ... *his heirs and assigns, forever.*

And we *do covenant with the said* JAMES H. MARTIN, JR., ... *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,* except for the unpaid balance of the purchase price, in the aforesaid sum of approximately $14,303.63.

And we, Bennie Smith and wife, Pastell Smith, ... *do further covenant and bind* .....ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* JAMES H. MARTIN, JR., his..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 26th *day of* December, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bennie Smith
Pastell Smith
James H. Martin Jr.

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ILLINOIS
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
COOK

Personally appeared before me, Louella Hunt, a Notary Public in and for said County and State, the within named Bennie Smith and Pastell Smith, ...

.....

.....

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 Chicago, Illinois, ~~Tennessee~~, this 26 day of January, 19 77.

Louella Hunt, Notary Public.

Commission Expires August 17, 1980.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Wanda Cartwright, a Notary Public in and for said County and State, the within named JAMES H. MARTIN, JR., ...

.....

.....

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 28th day of January, 1977.

Wanda Cartwright, Notary Public.

Commission Expires 2/3/79

STATE OF ILLINOIS
~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~
COUNTY OF COOK

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 26th day of January, 19 77.

.....
Notary Public

Commission Expires August 17 1980.

WARRANTY DEED

FROM

BENNIE SMITH and wife,

PASTELL SMITH,

TO

JAMES H. MARTIN, JR.

D 87229

JAN 28 2 10 PM '47

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

3085110 DEE 125