This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5126 PAGE 337

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Troy D. Martin, et ux | The Chamberlain Company | Map 134-13 |
| (NAME) | (NAME) | |
| 4806 Linbar Drive | 620 Lindsay Avenue | Parcel 118 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Field Book No. 5DU-11186 |
| Nashville, Tennessee 37211 | Chattanooga, Tennessee 37403 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Troy D. Martin and wife, Judy Ann Martin and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James M. Hurt and wife, Teresa W. Hurt,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Troy D. Martin and wife, Judy Ann Martin, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Kenilworth Estates, Section Four, of record in Book 3300, pages 34, 35 and 36, Register's Office for said County.
Said Lot No. 202 fronts 72.0 feet on the easterly margin of Linbar Drive and extends back 145.8 feet on the northerly line and 146.2 feet on the southerly line to a dead line in the rear, measuring 38.4 feet thereon.

Being the same property conveyed to James M. Hurt and wife, Teresa W. Hurt, by deed from James S. Griffin and wife, Donna B. Griffin, of record in Book 4963, page 974, Register's Office for said County.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on plan of record in Book 3300, pages 34, 35 and 36; and restrictive covenants of record in Book 3316, page 339, both in the 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 $ 31,900.00

Subscribed and sworn to before me, this the 18th day of March 19 77

My commission expires: 4/21/80 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 4806 Linbar Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Troy D. Martin and wife, Judy Ann Martin, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Troy D. Martin and wife, Judy Ann Martin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 18th *day of* March, 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.*

James M. Hurt

Teresa W. Hurt

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, James M. Hurt and wife, Teresa W. Hurt

the within named 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 18th day of March, 1977.

Mary Ensley
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE

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.....

MAR 21 77 CONV 31,900.00
MAR 21 77 S'TAX 8* 82.94
MAR 21 77 PR'FEE 8* .50
MAR 21 77 W'DEED 8* 4.00 * 87.44

RETURN TO
CHICAGO TITLE INS. CO.
ANDERSON TRUST BLDG.
NASHVILLE, TENN. 37238

**WARRANTY DEED**

FROM
James M. Hurt, et ux

TO
Troy D. Martin, et ux

D 94661

IDENTIFICATION REFERENCE

MAR 21 12 31 PM '77

REGISTER
DAVIDSON CO., TENN.

Compliments of

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