ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ann Rappuhn	Lomas & Nettleton	129-15
(NAME)	(NAME)	
57 Vaughns Gap Rd.	P. O. Box 1056	56
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Virginia Beach, VA 23451	9D-58085
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	CL

WARRANTY DEED

For and in consideration of the sum of ten ($10.00) and no/100---------- DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in further consideration of, and agreement by grantee herein to pay. The principal balance now due plus further interest on a certain note, dated April 10, 1964 in the original principal sum of $18,500.00 payable to the order of Murphree Mortgage Company in monthly installments of $96.39 including interest at 5 1/4% per annum said note being secured by a Deed of Trust executed by James A. Skinner and wife, Beverly G. Skinner to Raymond L. Davis, Jr., Trustee of record in Book 3737, Page 149, Register's Office of Davidson County, we, Rogelio R. Martinez and wife, Erlinda A. Martinez

have bargained and sold, and by these presents do transfer and convey unto the said ANN RAPPUHN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Section II, Warner Park Valley, as of record in Book 3600, page 20, Register's Office of said County.

Beginning at a point in the westerly margin of Vaughn's Gap Road, at the corner of Lots 1 and 2; thence with the line between said lots, westerly 152.5 feet to a point; thence southerly 164.97 feet to the northerly margin of Park Lane; thence with the margin of the same, easterly 90.06 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the westerly margin of Vaughn's Gap Road; thence with the margin of the same, northly 125 feet to the point of beginning.

Being the same property conveyed to Rogelio R. Martinez and wife, Erlinda A. Martinez by deed from Rex Enderson and wife, Barbara M. Enderson of record in Book 4523, page 608, Register's Office for said County.

Conveyance subject to:

(1) 1977 taxes, assumed by Buyer
(2) Restrictions filed in Book 3640 Page 40, said Register's Office
(3) Set backs and utility easements shown on plan of record in Book 3600, Page 20, Register's Office of Davidson County.

unimproved ( )
This is improved (X) property, known as 57 Vaughn's Gap Road (House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 24th day of March, 19 77

Rogelio R. Martinez

Rogelio R. Martinez

Erlinda A. Martinez

Erlinda A. Martinez

BOOK 5127 PAGE 689

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Rogelio R. Martinez and wife, Erlinda A. Martinez

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, this 24th day of March, 1977.

My commission expires May 23, 1977 Notary Public Walter Coby Seaver, Jr.

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jonathan Harwell

Sworn to and subscribed before me
this 24th day of March, 1977.

~~My commission expires~~ _____ Notary Public W. O. Williams
Dep. Reg.

This instrument was prepared by:

Name	Address
Jonathan Harwell Harwell Barr Martin & Sloan	Home Federal Bldg. Nashville, Tennessee 37219

MAR 24 77 CONV 55,000.00
MAR 24 77 S'TAX B* 143.00
MAR 24 77 PR'FEE B* .50
MAR 24 77 R'DEED B* 4.00 * 147.50

D 95349

WARRANTY DEED

FROM Rogelio R. Martinez, et ux

TO Erlinda A. Martinez

Ann Rappuhn

IDENTIF. REFERENCE

MAR 24 3 40 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

G No. 2760

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219