BOOK 5134 PAGE 475

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

20,450.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL 19 77

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. W. Martin	Baker Mortgage Corporation	13DA 21985
(NAME)	(NAME)	
2742 Old Matthews Road	2840 Northeast Expressway, #200	60-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37207	Atlanta, Ga. 30345	3
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Robert L. Sawyer et ux Shirley M. Sawyer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. W. 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:

BEING Lot No. 125 on the Plan of Trinity Hills Village, Section 2, First Addition, of record in Book 4460, page 45 & 46, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Robert L. Sawyer by deed from the Secretary of Housing and Urban Development, of record in Book 5122, page 790, and rerecorded in Book 5134, page 473, Register's Office, Davidson County, Tennessee.

Shirley M. Sawyer herein joins to convey any and all rights and interest she may have, especially her marital rights.

Restrictions of record in Book 4551, page 440, said Register's Office.

Public utility and drainage easement; drainage easement; and building lines of record in Book 4460, pages 45 & 46, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved ( ) / improved (XX) } property, known as 2742 Old Matthews Road (House Number) (Street) Nashville, TN. 37207 (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 hand(s) this 7TH day of APRIL, 19 77

Robert L. Sawyer Robert L. Sawyer

Shirley M. Sawyer Shirley M. Sawyer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Sawyer et ux Shirley M. Sawyer

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 7TH day of APRIL, 19 77

Commission expires 1-26-80

Notary Public

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM
Robert L. Sawyer

TO
J. W. Martin

D 97943

IDENTIF. REFERENCE

APR 8 3 25 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

C. Harold Reeves, Attorney
218 Fortune Building 1
311 Alms Park Boulevard
Nashville, Tenn. 37217
File Box 12

APR-8- CONV 20,450.00
APR-8- S'TAX B* 53.04
APR-8- PR'FEE B* .50
APR-8- W'DEED B* 4.00 * 57.54