STATE OF TENNESSEE)
: M/148
DAVIDSON COUNTY) P/38
PW

PREPARED BY SMITH & SELLERS ATTYS.
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES.

Mail tax notices to:
M. J. Martin
2618 Timberland
Nashville, TN 37217

BOOK 5135 PAGE 579

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND AND NO/100 ($59,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, MARION THURMAN, Trustee with full power, have this day bargained and sold and do hereby transfer and convey unto MILBURN L. MARTIN and wife, GAIL MARTIN; JOHN H. FARRAR, an unmarried person; WILLIAM L. DRENNON and wife, SHIRLEY ANN DRENNON; and ANTHONY L. THOMOSINO and wife, CAROL M. THOMOSINO, their heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, Tennessee, and being described as follows, to-wit:

> Being part of Lot No. 2 on the Subdivision of part of Charlton property, not of record, described partly according to a survey made by Z. J. Wilkinson, Surveyor, April 8, 1936, as follows: BEGINNING in the center of Antioch Pike, formerly Mill Creek Valley Pike, at the northwest corner of the property conveyed to Nellie Charlton Nicholson, by deed from Dr. G. W. Charlton, as of record in Book 999, page 221, Register's Office; being the corner of Lots Nos. 1 and 2 on said unrecorded plan; thence with said Nicholson's northwesterly line and with the line between said Lots Nos. 1 and 2 southwestwardly 326.2 feet to a stake and post, and continuing with said line, southwestwardly 83 feet in all 409.2 feet to an iron pin; thence N 32 degrees 10 minutes W, 85 feet to an iron pin; thence northeastwardly 72.2 feet to the southeast corner of the property conveyed to Walter G. Brittain by deed from Martha Tyler Charlton Baker, et al as of record in Book 3955, page 911, and by deed of correction of record in Book 4123, page 332, said Register's Office; thence with said Brittain's southeasterly line, northeastwardly 326.4 feet to the center of said Antioch Pike; thence with the center of same southeastwardly 90.5 feet to the beginning.
>
> Being the same property conveyed to Marion Thurman, Trustee with full power, by deed from Raymond D. Thurman et ux of record in Book 4700, page 489, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate, that I have a good right to convey the same and that it is unencumbered except by lien of the 1977 property taxes, which taxes are being prorated between the parties herein, the grantor paying to the grantees his proportionate share and the grantees assuming and agreeing to pay the same when due and payable.

I further covenant and bind myself, my successors and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 1st day of April, 1977.

RECORDING FEE 4.00
STATE TAX 153.40
REGISTER'S FEE .50
TOTAL PAID 157.90
RECEIPT NO. 44005

Marion Thurman, Trustee

Marion Thurman, Trustee with full power

APR 13 CONV 59,000.00
APR 13 S'TAX B* 153.40
APR 13 PR'FEE B* .50
APR 13 DEED B* 4.00 * 157.90

STATE OF TENNESSEE]
ss.
RUTHERFORD COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MARION THURMAN, Trustee with full power, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, on this the 1st day of April, 1977.

Carolyn C. Pace
Notary Public

CAROLYN C. PACE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: Nov. 16, 1979

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William T. Martin
Affiant

Subscribed and sworn to before me, on this the 1st day of April, 1977.

Carolyn C. Pace
Notary Public

CAROLYN C. PACE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: Nov 16, 1979

D98496

INSTRUMENT REFERENCE

APR 13 11 08 AM '77

REGISTER RUTHERFORD CO. TENN.

STATE OF TENNESSEE, RUTHERFORD COUNTY, OFFICE OF REGISTER April 8 19 77

I, Homer Jones, Register, do hereby certify that the foregoing instrument and certificate are Registered in my said office in Book No. 203 and that they were received April 8 19 77 at 7:31 o'clock A. M. and entered in this Book 22 Page 68

Homer Jones, Register, By Betty Thompson