This Instrument Prepared by:
DAVID B. HERBERT
[illegible], Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5188 PAGE 790

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-6-111	Harry F. Martin Clara E. Martin	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 98594
6DA-25200	645 James Avenue	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG26F	CONV	19,500.00			
AUG26F	S'TAX		8*	50.70	
AUG26F	PR'FEE		8*	.50	
AUG26F	W'DEED		8*	4.00	* 55.20

James R. Bellar and wife, Jo Ann Bellar

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Harry F. Martin and wife, Clara E. Martin

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 on the Plan of Resubdivision of part of West Nashville Annex, as of record in Book 332, page 24, Register's Office for said County, described as follows:

Beginning on the westerly margin of James Avenue or 22nd Street, at the corner of lots Nos. 30 and 31; thence with the line between said two lots westwardly 240 feet, more or less, to the easterly margin of an alley; thence with said alley northwardly 50 feet, more or less, to the corner of Lots Nos. 31 and 32; thence with the line between said two lots eastwardly 275 feet, more or less, to the westerly margin of James Avenue or 22nd Street; thence with the same southwardly 50 feet, more or less to the beginning.

Being the same property conveyed to James R. Bellar and wife, Jo Ann Bellar by deed from James O. Solomon and wife, Linda L. Solomon, of record in Book 4756, page 528, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of August, 19 77.

James R. Bellar

Jo Ann Bellar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Bruce, a Notary Public in and for the State and County aforesaid, personally appeared the within named James R. Bellar and wife, Jo Ann Bellar 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, the 24th day of August, 1977.

My commission expires: 4-23-78

Douglas A. Bruce
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 19,500.00 Amount

X Harry F. Martin

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

Douglas A. Bruce

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM James R. Bellar
Jo Ann Bellar

TO Harry F. Martin
Clara E. Martin

E 22663

IDENTIF. REFERENCE

AUG 26 9 46 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

DAVID B. HERBERT
[illegible] Floor, L & C Tower
[illegible]ville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public