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

BOOK 5204 PAGE 671

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dr. Garth E. Fort		Map 116-11
(NAME)	(NAME)	
430 Sunnyside Drive	Same	Parcel 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and No/100 ---------- ---------- ($150,000.00) ---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged,

We, Williams S. Martin and wife, Ellen Wills Martin

have this day bargained and sold, and do hereby transfer and convey unto the said Garth E. Fort, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th, formerly the 11th, Civil District of said County and State, being the northerly 60 feet of Lot No. 3 and the southerly 80 feet of Lot No. 4 of Block "E" on the Map of the Malone Property, called Honeywood Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, July ___, 1931, as follows: Beginning on the easterly margin of Sunnyside Drive at the northwest corner of property heretofore conveyed to Paul A. McGaughy and wife, by deed of record in Book 1334, page 155, Register's Office for said County; running thence in an easterly direction, with the northerly line of the McGaughy lot, 196.6 feet to a stone wall, the northeasterly corner of said McGaughy lot; thence with said stone wall, northwardly 140 feet to a point; thence in a westerly direction parallel with the northerly line of said McGaughy lot, 196 feet to a point in the easterly margin of Sunnyside Drive; thence with the easterly margin of Sunnyside Drive, southwardly 140 feet to the beginning.

Being the same property conveyed to Williams S. Martin and wife, Ellen Wills Martin, by deed from Harry B. Dyer, recorded in Book 3977, page 39, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me, this the 29th day of Sept 1977

Affiant Benj W. Pickens

My commission expires: 3/23/81 (Affix Seal)

Notary Public Lillian C. Ferguson

This is unimproved ( ) improved (X) property, known as 430 Sunnyside Drive (House Number) (Street) Nashville, Tennessee 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 Garth E. Fort, his *(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 taxes for 1977 which are prorated and assumed by grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Garth E. Fort, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 23rd *day of* Sept, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William S. Martin

Ellen Wills Martin

STATE OF ~~TENNESSEE~~ } City of Washington
COUNTY OF ~~DAVIDSON~~ } District of Columbia

Annalia Thomson - Notary Public, D.C.

Personally appeared before me, ... *a Notary Public in and for said County and State,* Williams S. Martin and wife, Ellen Wills Martin,

*the within named 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 City of Washington ~~DAVIDSON~~ *this* 23rd *day of* September, *1977*

Commission expires May 1979 *Notary Public*

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 .....

WARRANTY DEED

FROM

Williams S. Martin, et ux

TO

Garth E. Fort

E 29171

IDENTIF. REFERENCE

OCT 3 2 03 PM '77

FELIX Z[illegible] REGISTER
DAVIDSON [illegible]

OCT-3[illegible]	CONV	90,000.00			
OCT-3[illegible]	CONV	60,000.00			
OCT-3[illegible]	S'TAX		B*	390.00	
OCT-3[illegible]	PR'FEE		B*	.50	
OCT-3[illegible]	W'DEED		B*	4.00	* 394.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

[illegible] WADDEY & JOHNSON, INC.
204 Stahlman Building
Nashville, Tennessee 37201