E 34673

THIS INSTRUMENT PREPARED BY:
William E. Shofner, Attorney
1200 American Trust Building
Nashville, Tennessee 37201

Mail

IDENTIF. REFERENCE

Nov 2 3 09 PM '77

FELIX A. ... II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

BOOK 5217 PAGE 914

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel No.
Nathan Wall 3104 Clarksville Highway Nashville, Tennessee 37218	same	72-3 100

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Nathan Wall, receipt and sufficiency of which is hereby acknowledged, I, Bettie Louise Martin, Conservator of the Estate of Minnie B. Martin, a widow, have this day bargained and sold and do hereby transfer and convey unto the said Nathan Wall, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 177 on the Plan of Inglewood, a plan of which is of record in Book 332, page 101, Register's Office for said County.
> Said northerly part of Lot No. 177 fronts 55 feet on the easterly side of the right of way of the Nashville Gallatin Interurban Railway, and extends back between parallel lines, 214.5 feet to a dead line.
>
> Being the same property conveyed to Felix Martin and wife, Minnie Martin, by deed from W. K. Overton and wife, Mary Overton of record in book 2486, page 359, Register's Office for said County, the said Felix Martin having since died.

This is improved property known as 3616 Gallatin Road, Nashville, Tennessee.

To have and to hold said real estate with appurtenances, estate, title and interest belonging to the said Nathan Wall, his heirs and assigns, forever. I covenant that Minnie B. Martin is lawfully seized and possessed of said real estate

in fee simple and that she has a good right to convey her interest in said real estate and that I, Bettie Louise Martin, Conservator for Minnie B. Martin, have a good right to convey said interest of Minnie B. Martin in said real estate pursuant to the authority granted me by order of record in Minute Book 250, Page 225, Probate Court of Davidson County, Tennessee, and that the said realty is unencumbered except for 1977 taxes and all easements and restrictions of record. I, Bettie Louise Martin, Conservator of the Estate of Minnie B. Martin, also covenant and bind myself, my successor conservators, as such conservators, but not otherwise, to warrant and forever defend the title to said real estate to the said Nathan Wall, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of November, 1977.

Bettie Louise Martin Conservator

Bettie Louise Martin, Conservator
for the Estate of Minnie B.
Martin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5217 PAGE 916

On this day, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BETTIE LOUISE MARTIN, to me known to be the person who executed the foregoing instrument as the Conservator of the Estate of MINNIE B. MARTIN and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal at Nashville, Tn., this 2nd day of November, 1977.

Bonnie L. Gleespen
Notary Public

My Commission Expires: Dec. 15, 1980

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,000.00

Bettie Martin
Affiant

Sworn to and subscribed before me this 2nd day of November, 1977.

Bonnie L. Gleespen
Notary Public

My Commission Expires: Dec. 15, 1980

NOV-2F	CONV	32,000.00			
NOV-2F	S'TAX		B*	83.20	
NOV-2F	PR'FEE		B*	.50	
NOV-2F	W'DEED		B*	6.00	* 89.70