This Form furnished by Attorneys Title Company, Inc.

BOOK 5262 PAGE 133

Form No. WD-2

FROM

John Robert Martin

TO

Ira Lou Martin

For draftsman's use

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira Lou Martin (NAME)	SAME (NAME)	MAP 12
R#3, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pars 21 & 192
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F 54639

IDENTIFICATION

MAR 14 1 09 PM '78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$20,000.00 X John R. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 19 78.

Notary Public

MY COMMISSION EXPIRES: 4-28-81

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00)---------- DOLLARS Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration including the partial repayment of all the many funds and expenses expended upon me by my aunt who raised me as a child and looked after me and loved me, and realizing she spent so much time and so much effort in looking after me, I intend to repay her with my interest in the after described property.

****intestate, one of the three (3) children being the GRANTOR,herein,and the others being Harold Smith Martin and Mrs. Grady Duff, who died and by will left her property to Grady Duff.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED all 15 acres heretofore convey to Zelpha Martin, 1 acre conveyed John Robert Martin, and 1/2 acre conveyed Grady Duff.

I, John Robert Martin, Grantors, herein, have bargained and sold, and by these presents do transfer and convey unto the said Ira Lou Martin, GRANTEE, herein, all my right, title and interest in and to the following described tracts or parcels of land, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: A CERTAIN TRACT OR PARCEL OF LAND situate, lying and being in the 10th,formerly the 20th,Civil District of Davidson County,Tennessee, located on Walkers Creek Road,two (2) miles Northwest of Goodlettsville,TN.,and more particularly bounded and described as follows: LOT NO. 2 on the plan of partition of the Tinnin Estate as of record on Page 93 of Plan Book 2 of the Chancery Court at Nashville,beginning at an elm on the North bank of a branch,that marks the S.E. corner of Lot 1 and theS.W. corner of Lot 2,running N.59-1/2° E. 44 poles to a point in or near the road;thence N.27-1/2° W 45.6 poles to a Hinge post of gate;thence N.17-1/4° W. 93 poles to a stake;thence N. 88-1/2° W.61-3/4 poles to a stake,N.E. corner of Lot 2; thence S 47 poles to a stake in fence;thence S. 59° E 7 poles to a walnut;thence S. 76° E. 18-1/2 poles to a point;thence S. 56° E. 6 poles to corner in branch,poplar pointer;thence S. 21° E. 106 poles to the beginning, containing 48 acres.

A CERTAIN TRACT OR PARCEL OF LAND situate,lying and being in the 10th C.D.Davidson Co.,TN.,2-1/2 miles N.W. of Goodlettsville on the Walker Creek Road, and more particularly bounded and described as follows: BEGINNING at an elm on the N.bank of a branch that marks the S. end of the dividing line between tracts Nos. 1 and 2 of a survey made by W.W.Southgate in the case of Robert L.Martin et als against Addie Anderson in the Chancery Court of Davidson County, Tennessee, Rule No. 23310;thence running N. 21° W. 106 poles to a corner in said Branch,poplar pointers;thence N. 56° W. 6 poles to a point;thence N 76° W 18-1/2 poles to a walnut;thence N 59° W 7 poles to a stake in a fence;thence N. 47 poles to a stake;thence N.88-1/2° W 27 poles to a beech;thence S. 25° W 26-3/4 poles to a box elder;thence N 69° W 17.32 poles to a hickory;thence S. 1-1/2° W 76 poles to a hickory;thence S. 85° E. 62-1/2 poles to a stone;thence S. 21° E. 86 poles to a corner at or near the road; thence N.59-1/2° E 44 poles to the beginning, containing 63 acres.

BEING THE SAMEPROPERTY conveyed to Maggie E.Martin by Park Marshall,Clerk & Master, by deed of record in Book 330,Page 418,R.O.D.C.,Tn.,AND CONVEYED to R.L.Martin et ux,Maggie E.Martin by deed of W. A. Shivel et ux,M.M.Shivel,of record in Book 611,Page 246,R.O.D.C.,Tn; ALL OF Grantees being dead,having died in the 1940's, leaving two (2) children, Ira Lou Martin,GRANTEE,herein, and Carl Tinnin Martin, who died in 1961, leaving three (3) children; the Martins and Carl Tinnin Martin having died ****

BOOK 5262 PAGE 134

WD-2

This is { unimproved ( ) / improved ( ) } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee her heirs and assigns, forever.

And Grantor do covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Grantor do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said Grantee her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of March, 19 78

JOHN ROBERT MARTIN

John R. Martin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Robert Martin the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 7th day of March, 19 78

Marie W. Butterworth, Notary Public.

Commission expires 4-28-81

MAR 14 78 CONV 20,000.00
MAR 14 78 S'TAX B* 52.00
MAR 14 78 PR'FEE B* .50
MAR 14 78 W'DEED B* 4.00 * 56.50

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 _____.