FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $39,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 1978

Notary Public

MY COMMISSION EXPIRES: 6-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Trainor et ux (NAME)	Guaranty Mortgage Company (NAME)	162-8-2
68 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	5DU-41819
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tn. 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Theodore E. Martin, Jr. and wife, Rebecca G. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Trainor and wife, Annie R. Trainor

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 14 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

SAID Lot No. 14 fronts 75. feet on the northerly side of Tusculum Road and extends back 144.4 feet on the westerly line, 144.8 feet on the easterly line, to a line in the rear on which it measures 75.0 feet.

BEING the same property conveyed to Theodore E. Martin, Jr. and wife, Rebecca G. Martin by deed from Carl W. Smithson et al of record in Book 4323, page 924, Register's Office for Davidson County, Tennessee.

Grantees assume and agree to pay the balance of a mortgage held by Guaranty Mortgage Company of record in Book 4323, page 926, said Register's Office. Escrow account and insurance to be transferred to Grantee.

Restrictive Covenants of record in Book 3861, page 744 and any easements and setback lines of record in Plat Book 3600, page 96, said Register's Office.

This is unimproved ( ) improved (X) property, known as 68 Tusculum Road (House Number) (Street) Antioch, Tn. 37013 (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 17 day of March, 19 78

Theodore E. Martin, Jr.

Rebecca G. Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore E. Martin, Jr. and Rebecca G. Martin

the bargainors, 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 17 day of March 19 78

Commission expires 6-28-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) with whom I am personally acquainted and who upon (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of, 19

My commission expires

Notary Public

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WARRANTY DEED

FROM

Theodore E. Martin, Jr. and wife,

Rebecca G. Martin

TO

James L. Trainor and wife,

Annie R. Trainor

IDENTIF. REFERENCE

MAR 20 12 16 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 20 78	CONV	39,975.00			
MAR 20 78	S'TAX		B*	104.00	
MAR 20 78	PR'FEE		B*	.50	
MAR 20 78	W'DEED		B*	4.00	* 108.50