BOOK 5267 PAGE 142

This instrument prepared by:
John W. Kelley, Attorney
23rd Flr. L & C Tower, Nashville, TN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
147-1-42	Mr/Mrs , Joe A, Martin 359 Binkley Drive Nashville, TN	First Tennessee Bank P.O. Box 474 Memphis, TN 38101
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6DU-21950	359 Binkley Drive	PROPERTY IS ☒ 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,

MAR 30 78	CONV	56,260.00		
MAR 30 78	S'TAX		6* 146.38	
MAR 30 78	PR'FEE		6* .50	
MAR 30 78	W'DEED		6* 4.00	* 150.88

JAMES B. KRECH and wife, JULIA KRECH hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE A. MARTIN and wife, PATTIE T. 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. 454 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, page 48.

Said Lot No. 454 fronts 79.7 feet on the south side of Binkley Drive and extends back 185.5 feet on the west line and 203.3 feet on the east line, to a dead line in the rear on which it measures 92 feet.

Being the same property conveyed to James B. Krech and wife, Julia H. Krech, by deed from A. F. Payne and wife, Anne F. Payne, as of record in Book 3922, page 826.

This conveyance is made subject to restrictions in Book 3251, page 543 and Book 3221, page 6.

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 for 1978 taxes which have been prorated and assumed by Grantees.

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 28th day of March, 1978.

James B. Krech

Julia Krech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James B. Krech and wife, Julia Krech 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 28th day of March, 1978.

My commission expires: 2-2-81

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 $56,260.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 1978

MY COMMISSION EXPIRES: 2-2-81 (AFFIX SEAL) Notary Public

E 57028

IDENTIF. REFERENCE

MAR 30 10 15 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES R. KRECH AND WIFE

TO

JOE A. MARTIN AND WIFE

Pamela Bryant Cox

ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, 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