Form No. WD-1

BOOK 5268 PAGE 248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

23,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MARCH, 78

Notary Public

MY COMMISSION EXPIRES: 2-21-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles V. Martin, Jr. (NAME)	Commerce Union Bank (NAME)	23W-02340
1602 Long Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546, Real Estate Div. (STREET ADDRESS)	MAP 94-1
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	PARCEL 431

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 Kelly F. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles V. Martin, Jr. and wife Pearlene Martin

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:

LAND in Davidson County, Tennessee, being Lot No. 213 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, Page 130, Register's Office for said County.

SAID Lot No. 213 fronts 50 feet on the southerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Will Johnson by deed from J. C. Bridges and wife, Maxine Tomlinson Bridges, of record in Book 4119, page 817, Register's Office for said County. The said Will Johnson having since died.

THIS conveyance is subject to any existing easements of record.

This is unimproved ( ) unimproved (XX) property, known as 1602 Long Avenue (House Number) (Street) Nashville, TN 37206 (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 my hand this 31st day of MARCH, 19 78

Kelly F. Johnson Kelly F. Johnson

Pearlene Mae Johnson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Kelly F. Johnson~~

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 ~~Nashville~~, Tennessee, this ~~31ST~~ day of MARCH, 19 78

Commission expires 2-21-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ and _____, 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

WARRANTY DEED

FROM
Kelly F. Johnson

TO
Charles V. Martin, Jr.

E 57.5 I I

IDENTIF. REFERENCE

APR 3 9 24 AM '78

FELIX Z. GILSON JT REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

APR-3 78	CONV	23,000.00			
APR-3 78	S'TAX		B*	59.80	
APR-3 78	PR'FEE		B*	.50	
APR-3 78	W'DEED		B*	4.00	* 64.30