BOOK 5310 PAGE 288

WARRANTY DEED

WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 130, Cumberland Clinic Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Martin	(same as new owner)	Map 94-1
(NAME)	(NAME)	
Box 46, Chandler Rd.		Parcel 22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tn. 37076		18W 14385
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) Dollars,

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, HELEN KIRKPATRICK MAYBERRY, EXECUTRIX OF THE ESTATE OF ETHEL BURCH KIRKPATRICK,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES H. MARTIN

his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Payne, Blakemore & Cummings Addition of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the easterly margin of South Twelfth Street and extends back 161 feet on the northerly and southerly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Ell G. Kirkpatrick and wife, Ethel Burch Kirkpatrick by deed from Hugh Howser, Trustee, of record in Book 4056, page 221. Ell G. Kirkpatrick died on 12/2/72. Ethel Burch Kirkpatrick died on 3/8/75. Her will being duly probated and of record in Will Book 112, page 738, Probate Court Clerk's Office for Davidson County, Tennessee, wherein she appointed Helen Kirkpatrick Mayberry her Executrix with full power and discretion to convey the above land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 10th day of July, 19 78

Affiant James H Martin

My commission expires: 2/2/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 521 South 12th Street (House Number) (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James H. Martin His (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said James H. Martin his (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 10th day of July, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Helen Kirkpatrick Mayberry
Helen Kirkpatrick Mayberry, Executrix
of the Estate of Ethel Burch Kirkpatrick

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Helen Kirkpatrick Mayberry, Executrix of the Estate of Ethel Burch Kirkpatrick,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, Tennessee *this* 10th *day of* July, *19* 78

Diane G. Floyd, Notary Public

DIANE G. FLOYD NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 2/2/81

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 .....

E 76253

IDENTIF. REFERENCE

JUL 12 12 43 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

JUL 12 78	CONV	*8,000.00			
JUL 12 78	S'TAX		B*	20.80	
JUL 12 78	PR'FEE		B*	.50	
JUL 12 78	W'DEED		B*	4.00	* 25.30

WARRANTY DEED

FROM
Helen Kirkpatrick Mayberry

TO
James H. Martin

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
161 Cumberland Avenue
Madison, Tennessee 37115

Compliments of
Lawyers Title of Nashville, Inc.
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