78-7-33

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

James Martin Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 1978

Notary Public

MY COMMISSION EXPIRES: 10/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES MARTIN JR. (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	105-13-277
914 DOUGLAS AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	22W 4630
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA (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, THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES MARTIN JR., A SINGLE PERSON

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 part of Lot Nos. 77 and 78 on the Plan of Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, as follows:

SAID part of Lot Nos. 77 and 78 front 50 feet on the northerly side of Douglas Avenue and extend back 249 feet more or less on each side line to an alley in the rear measuring 22 feet thereon.

BEING the same property conveyed to Robert S. McKay and wife, Georgia M. McKay by deed from Myra Selfridge of record in Book 410, page 328, said Register's Office. Both parties having since died. The said Robert S. McKay predeceasing Georgia M. McKay by will of record in Will Book 90, page 211 Probate Court of Davidson County in title to the subject property was vested in Third National Bank in Nashville as Trustee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 914 DOUGLAS AVENUE NASHVILLE TENNESSEE
(House Number) (Street) (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 27th day of JULY, 1978

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE

BY: Jeffrey C. Mitchell Administrative Asst.
Title

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, 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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Geoffrey C. Mitchell with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Administrative Assistant of the THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE the within named bargainor, a corporation, and that (he) as such Administrative Assistant being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Geoffrey C. Mitchell as such Administrative Asst., and attesting the same by the said _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of July, 19 78.

My commission expires 6/7/80

_____
Notary Public

NOTARY PUBLIC TENNESSEE

WARRANTY DEED

FROM THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE

TO JAMES MARTIN JR., A SINGLE PERSON

E 7 9 7 5 1

IDENTIF. REFERENCE

JUL 31 11 18 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 31 78	CONV	17,500.00			
JUL 31 78	S'TAX		B*	45.50	
JUL 31 78	PR'FEE		B*	.50	
JUL 31 78	W'DEED		B*	4.00	* 50.00