This instrument prepared by:
Walton L. Griswold
P. O. Box 133
McMinnville, Tenn. 37110

BOOK 5336 PAGE 818

by:
Walton L. Griswold
P. O. Box 133
McMinnville, Tenn. 37110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100S ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, WE, HAROLD MARTIN and HAROLD TEMPLETON, have bargained and sold and do hereby sell, transfer, and convey to JOY WELCH MYATT, her heirs and assigns, the following described real estate located in the 3rd Civil District, formerly the 2nd Civil District, of Davidson County, Tennessee, to-wit:

Being known as Tract No. 11 on the unrecorded plan showing Joe Todd's Elm Hill Road Subdivision, and described according to a copy of a survey made by Geo. W. Watkins, Surveyor, dated November 4, 1949, as follows:

BEGINNING at a point in the center line of Elm Hill or Stones River Road, the common corner of Lots 10 and 11, said point being 232 feet east of a railroad spike set in the center of said road; thence with the line between said lots, south 15° 15' east 459.9 feet to a point; thence north 72° 30' east 100 feet to an iron pipe; thence north 15° 15' west 450 feet to a railroad spike in the center line of Elm Hill Road; thence with the center of said road, south 87° west 100 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT OMITTED FROM THIS CONVEYANCE IS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH WAS CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, IN BOOK 3910, PAGE 509, AND DESCRIBED AS FOLLOWS:

BEGINNING at a point in the centerline of Elm Hill or Stones River Road, the common corner of Lots 10 and 11, said point being 232 feet east of a railroad spike set in the center of said road; thence with the line between said lots, south 10° 51' east 54.2 feet to a point in the new relocated south margin of said road, thence south 15° 26' 35" west 100 feet along the new relocated south margin of said road; thence north 10° 51' west 49.6 feet to a railroad spike in the centerline of Elm Hill Road; thence with the center of said road 32° 22' 36" east 100 feet to the beginning and containing 5190 square feet.

Being the same property conveyed to Harold F. Templeton and Harold Martin by deed from Grace Stack Zang and David Zang, recorded in Book 5294, page 23, Register's Office of Davidson County, Tennessee, June 5, 1978. Identification Reference No. E69098, Map No. 95, Parcel No. 23. Said property known as 2115 Elm Hill Pike. Previous reference, see Deed Book 2202, page 442, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the right, title, and interest thereto belonging to the said JOY WELCH MYATT, her heirs and assigns, in fee simple. We covenant with the Grantee, her heirs and assigns, that we are lawfully seized of said real estate, have a good right to convey it and it is unincumbered. We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate to the said JOY WELCH MYATT, her heirs and assigns, against the lawful claims of all persons, whomsoever.

AND, I, CLAUDIA MARTIN, wife of HAROLD MARTIN, hereby join in this conveyance for the sole purpose of conveying all right, title, and interest in the above described real estate that I may own by virtue of our marital relationship.

WITNESS OUR HANDS, this the 6 day of June, 1978.

Harold Martin
HAROLD MARTIN

Claudia Martin
CLAUDIA MARTIN

Harold E. Templeton
HAROLD TEMPLETON

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, Sharon R. Boulton, a Notary Public in and for the said county and state, the within named bargainors, HAROLD MARTIN and wife, CLAUDIA MARTIN, and HAROLD TEMPLETON, 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 office in Tennessee, this the 6 day of June, 1978.

Sharon R. Boulton
NOTARY PUBLIC

MY COM. EXP.: 5-20-79

Lynda A. Anderson
NOTARY PUBLIC
My Commission Expires July 16, 1982

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR VALUE OF THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 55,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY OR INTEREST IN PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Joy Welch Myatt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF Sept, 1978

SEP 12 2 53 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

E 8 8 2 2 2 2

SEP 12 '78 CONV 55,000.00
SEP 12 '78 S TAX B* 143.00
SEP 12 '78 PRFEE B* .50
SEP 12 '78 W'DEED 4.00 * 147.50

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Joy W. Myatt
(NAME OR PERSON OR AGENCY)

2131 Elm Hill Pk Nashville Tenn.
(ADDRESS OF ABOVE PARTY)

37210