This Form furnished by Attorneys Title Company, Inc.

BOOK 5348 PAGE 86 Form No. WD-3

FROM

Layng Martine, Jr.
and wife, Linda Martine

TO

James R. Powell and wife,
Peggy Ann Powell

For draftsman's use

Prepared by:
D. W. McMackin
2115 One Commerce Place
Nashville, Tennessee 37239

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Powell (NAME)	Same (NAME)	Map 104-6
3106 Dudley Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 262
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E 3151 RUSH IDENTIF. REFERENCE

Oct 10 10 00 AM '78

FEE, ZANE C. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$47,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 1978.

Notary Public

MY COMMISSION EXPIRES: 8/18/82

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100---------- ($10.00)---------- **DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Layne Martine, Jr. and wife, Linda Martine, grantors,

OCT 10 80	CONV	47,900.00			
OCT 10 80	S'TAX		B*	124.54	
OCT 10 80	PR'FEE		B*	.50	
OCT 10 80	W'DEED		B*	6.00	* 131.04

have bargained and sold, and by these presents do transfer and convey unto the said James R. Powell and wife, Peggy Ann Powell, grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 77 and the westerly 5 feet of Lot No. 76 on the plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, R.O.D.C.; fronting together 55 feet on the north side of Dudley Avenue and running back northwardly between parallel lines along the east margin of 32nd Avenue, South, 135 feet to an alley.

Form No. WD3a

BOOK 5348 PAGE 87

Being the same property conveyed to Layng Martine, Jr., and wife, Linda Martine, by deed from Eugene Hyman Bowers, Jr. and wife, Jeannine Winter Bowers, of record in Book 5307, page 93, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE SUBJECT to vendor's lien retained in deed from Eugene Hyman Bowers, Jr., and wife, Jeannine Winter Bowers, to Layng Martine, Jr., and wife, Linda Martine, of record in Book 5307, page 93, Register's Office, Davidson County, Tennessee, to secure the payment of a promissory note dated June 30, 1978, in the principal amount of $30,000.00, with interest at the rate of 8½% per annum, payable to the order of Eugene Hyman Bowers, Jr., and wife, Jeannine Winter Bowers, in 120 consecutive monthly installments of $372.00 each, the unpaid balance of which is hereby assumed by grantees.

This is { unimproved ( ) / improved ( ) } property, known as 3106 Dudley Avenue, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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, except as provided above and except for 1978 real estate taxes, the payment of which is hereby assumed by grantees prorata from date.

And grantors do further covenant and bind ourselves and 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.

Witness our hand S this 6th day of October, 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.

Layng Martine, Jr.

Linda Martine

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5348 PAGE 88

Personally appeared before me, D. W. McMackin, a Notary Public in and for said County and State, the within named Layng Martine, Jr. and wife, Linda Martine,

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 6th day of October, 19 78

D. W. McMackin, Notary Public

D. W. McMACKIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires 8/18/81

STATE OF .....
County of .....

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 ....., this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

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 .....