This instrument was prepared by:
William E. Martin
Harwell Barr Martin & Sloan
Home Federal Building
Nashville, TN 37219

mail

BOOK 5370 PAGE 931

WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel Nos.
William E. Martin	Same	162-6
Home Federal Building		Parcel 230
Nashville, TN 37219		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, WALTER L. TIMMONS, SR. (joined by his wife, Ruth Helen Timmons, for the purposes of releasing and transferring any interest she may have), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM E. MARTIN, hereinafter called the Grantee, his 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. 4 on the Plan of Valley Green Subdivision, as of record in Book 4460, pages 96 and 97, Register's Office for said County.
>
> SAID Lot No. 4 fronts 88.0 feet on the southerly side of Old Tusculum Road, and extends back 115.52 feet on the westerly line and 115.95 feet on the easterly line to a dead line measuring 88.0 feet thereon.
>
> BEING the same property conveyed to Walter L. Timmons, Sr., by deed from Roy S. Jones and wife, Cynthia Lynn Jones, of record in Book 5185, page 848, Register's Office for Davidson County, Tennessee.

This is improved property, known as 178 Old Tusculum Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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 our hands this 1 day of Dec., 1978.

Walter L. Timmons Sr.
WALTER L. TIMMONS, SR.

Ruth Helen Timmons
RUTH HELEN TIMMONS

T
IDENTIF. REFERENCE

DEC 4 3 34 PM '78
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

E 0 3 2 4 5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Claudia D. Ethridge a notary public in and for said county and state, the within named WALTER L. TIMMONS, SR. and wife, RUTH HELEN TIMMONS, the bargainors, 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 1st day of December, 1978.

Claudia D. Ethridge
Notary Public

My commission expires: 8/2/81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,500.

WILLIAM E. MARTIN

Subscribed and sworn to before me, this the 1st day of December, 1978.

Claudia D. Ethridge
Notary Public

My commission expires: 8/2/81

DEC-4 78	CONV	41,500.00		
DEC-4 78	S'TAX		6* 107.90	
DEC-4 78	PR'FEE		6* .50	
DEC-4 78	W'DEED		6* 4.00	* 112.40