ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kendall Kitchens	SAME	133-1
(NAME) 406 McClellan Avenue	(NAME) 171 White Oak	164
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Nash-Vl Tn. 37211	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5548 PAGE 946

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain deed of trust of record in Book 5388, page 706, Register's Office for Davidson County, Tennessee, to secure a note payable to Archie Melvin Cartwright and wife, Dorothy J. Cartwright, in the principal amount of $27,000.00.

We, Daniel Joseph Martin and wife, Patricia L. Martin

have bargained and sold, and by these presents do transfer and convey unto the said Kendall Kitchens and wife, Linda F. Kitchens

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Radnor Heights Subdivision, as of record in Book 421, page 58, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the northerly side of McClellan Avenue and runs back between parallel lines, 192 feet, more or less, to the north boundary line of said subdivision.

Being the same property conveyed to Daniel Joseph Martin and wife, Patricia L. Martin by deed from Archie Melvin Cartwright and wife, Dorothy J. Cartwright as of record in Book 5388, page 704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to allrestrictions, easements, and plats of record as of record in Register's Office for said County.

This instrument is prepared from information provided by the Seller.

unimproved ( )
This is improved (X) property, known as 406 McClellan Avenue (House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 31st day of December, 19 79.

Daniel Joseph Martin

Patricia L. Martin

BOOK 5548 PAGE 947

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Joseph Martin and wife, Patricia L. Martin

the bargainor, 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, 19 79.

My commission expires 7-30-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 32000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this day of December, 19 79.

My commission expires 7-30-80 Notary Public

This instrument was prepared by:
Rick M. Johnson, Attorney, Suite 1112 Parkway Towers, Nashville, Tenn. 37219
Name Address

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DEC 28 12 17 PM '79

RETURN TO

FEE $ 9.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5548 PAGE 948

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32000.00- CO	
			63.20 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	69.70-
432	A	12/28/79	CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F69942

IDENTIF. REFERENCE

DEC 28 12 13 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 733942