This Form furnished by Attorneys Title Company, Inc.

BOOK 5557 PAGE 56

Form No. WD-3

FROM

Kenneth F. Sweeney and wife,

Carol Yvonne Sweeney

TO

Ronald Maurice Martin

For draftsman's use

This instrument was prepared by
Jno. E. C... Attorney at Law
Stahlman Building, Nashville, Tenn.

8020 01/18 1074 - CHECK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Maurice Martin (NAME)	Ronald Maurice Martin (NAME)	105-7
2151 Canady Ave. (STREET ADDRESS OR ROUTE NUMBER)	2151 Canady Ave. (STREET ADDRESS)	446,447,448
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F72832

IDENTIF. REFERENCE

JAN 18 11 24 AM '80

FELIX Z. ... II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 36,500.00 Ronald Maurice Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1980

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: Feb. 25 1983

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ---------- (10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has (1) assumed and agreed to pay the remaining unpaid balance of a certain note secured by a deed of trust executed by Kenneth F. Sweeney and wife, Carol Yvonne Sweeney, to John E. Donovan, Trustee, of record in Book 5111, page 183, Registers Office for Davidson County, Tennessee, reference to which instrument is here made for a more complete description of said note and the terms and conditions of said deed of trust, and (2) assumed and agreed to pay the remaining unpaid balance of a certain note secured by a Vendor's Lien retained in deed from R. V. Perkerson, Jr., and wife Barbara Perkerson, to Kenneth Sweeney, of record in Book 5218, page 121, said Register's Office, reference to which is here made for a more complete description of said note and the terms and conditions of said installment deed, the obligations of both of which are assumed by the said grantee.

We, Kenneth F. Sweeney and wife, Carol Yvonne Sweeney

have bargained and sold, and by these presents do transfer and convey unto the said

Ronald Maurice Martin

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PARCEL 1:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being part of Lot No. 15 on the Plan of John Nelson's Addition to South Nashville, as of record in Book 2, page 182, Register's Office for said County, described as follows:

Beginning on the westerly margin of 3rd Avenue, South, formerly College Street, at the southeast corner of the property conveyed to William Engles Porter Floyd et al, by deed from Jessie Powell, of record in Book 2741, page 495, said Register's Office; thence with said Powell's southerly line westwardly to the easterly right-of-way of the N. C. & St. L. Railway; thence with said right-of-way southwardly to the northwest corner of the property conveyed to John Phillip Saad, by deed from J. C. Dickens and wife, of record in Book 2598, page 80, said Register's Office; thence with Saad's northerly line eastwardly to the westerly margin of said 3rd Avenue, South; thence with the same, northwardly 35 feet, more or less, to the beginning.

TRACT NO. 2: Being the southeast part of Lot No. 15 in Nelson's Addition to South Nashville, a plan of which is of record in Plan Book 2, page 182, of the Register's Office for said County, and described as follows:

Beginning on the westerly margin of Third Avenue, South, formerly College Street, at Robert Jackson's northeast corner; thence with the westerly margin of said Avenue, northerly 30 feet, more or less, to H. B. Gray's southeast corner; thence with his southerly line, westerly 150 feet, more or less, to the right-of-way of the Old Tennessee & Pacific Railroad Company, now the N. C. & St. L. Railway; thence with said right-of-way southerly to said Jackson's northwest corner; thence with his northerly line, easterly to the beginning.

Being the same property conveyed to Kenneth F. Sweeney by deed from Rosalie Joseph Saad, of record in Book 5097, page 877, Register's Office for Davidson County, Tennessee.

PARCEL 2:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Hamilton Subdivision as of record in Plat Book 1, page 101, Chancery Court for said County.

Said Lot No. 4 fronts 38 feet on the west side of Third Avenue, South and runs back between parallel lines 119 feet, more or less, on the north line and 102 feet, more or less, on the south line, to the right of way of the N. C. & St. L. Railroad.

Being the same property conveyed to Kenneth Sweeney, by deed from R. V. Perkerson Jr., and wife, Barbara Perkerson, of record in Book 5218, page 121, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Codes Letter from Metropolitan Government of Nashville and Davidson County, Tennessee, to make repairs or vacate, dated January 4, 1979, of record in Book 5394, page 159, Register's Office for Davidson County, Tennessee.

2. Letter dated November 11, 1979, of record in Book 5540, page 287, Register's Office for Davidson County, Tennessee, notice of vacated Property (1283 3rd Ave. S.), structure to be repaired or demolished oneyear from date and to be boarded up and yard cleaned up.

3. Easement for right of way embracing such portions of the premises as may lie within the right of way of the railroad.

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unimproved ( )
This is improved ( ) property, known as _____ (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 Ronald Maurice Martin his heirs and assigns, forever.

And we do covenant with the said Ronald Maurice Martin 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 set out herein and taxes for 1980 which have been prorated and assumed by the grantee.

And we, Kenneth F. Sweeney and wife, Carol Yvonne Sweeney do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ronald Maurice Martin his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 14th day of January, 19 80 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kenneth F. Sweeney

Carol Yvonne Sweeney

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth F. Sweeney

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 1980

Notary Public

Commission Expires July 15, 1980

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 Carol Yvonne Sweeney

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 1980

Notary Public

Commission Expires July 15, 1980

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 .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

36500.00- CO
94.90 CO TX
.50 PRFEE
12.00 WDEED
CHECK 107.40-
B020A01/18/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72832

IDENTIF. REFERENCE

JAN 18 11 24 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 737508