6247 03/05 176.80- CHECK

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF March 19 80.

Notary Public

MY COMMISSION EXPIRES: 1-26-1981

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 2108 Parkway Towers, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall Morgan (NAME)	FIRST FRANKLIN FED. SAV. & LOAN (NAME)	163-10-50
702 Canebrake Drive (STREET ADDRESS OR ROUTE NUMBER)	101 E. MAIN ST. (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	FRANKLIN, TN. 37064 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry E. Martin and wife, Betty P. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marshall Morgan and wife, Lisa Morgan

HEREINAFTER CALLED THE 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. 65 on the Plan of Brookside Courts, Addition No.4, Section 4, as of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 95 feet on the southerly side of Canebrake Drive and runs back 137.7 feet on the westerly line and 108.1 feet on the easterly line to a dead line measuring 99.77 feet thereon.

Being the same property conveyed to Larry E. Martin and wife, Betty P. Martin by deed from Leonard A. Henry and wife, Frances Henry of record in Book 5415, page 497, said Register's Office for Davidson County, Tennessee.

The recorded plan shows a 30 foot setback line from Canebrake Drive, a 10 foot easement for public utility purposes along the easterly and rear lines of premises, a 10 foot sewer easement across northwesterly and southeasterly parts of premises.

This is unimproved ( ) improved (X) property, known as 703 Canebrake, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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 3rd day of March, 19 80

Larry E. Martin
LARRY E. MARTIN

Betty P. Martin
Betty P. MARTIN

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 Larry E. Martin and Betty P. Martin

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 3rd day of March 19 80.

Commission expires 1-26-81

Barbara H. Knight
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
LARRY E. MARTIN and wife,
BETTY P. MARTIN

TO
MARSHALL MORGAN and wife,
Lisa Morgan

F 79332
mail on
RUSH
IDENTIF. REFERENCE

MAR 5 10 15 AM '80
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

65000.00- CO
170.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 176.80-
6247A03/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.79332

IDENTIFICATION REFERENCE

MAR 5 10 15 AM '80

No. 745430