1625 05/30 32.50- CHECK

WARRANTY DEED

BOOK 5607 PAGE 326

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF May, 1980.

Notary Public

MY COMMISSION EXPIRES: 10-13-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLAIR REALTORS, INC. (NAME)	SAME (NAME)	18W 14385
6010 CHARLOTTE AVENUE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	94-1-23
NASHVILLE, TN. 37209 (CITY) (STATE) (P. O. ZIP)	(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, JAMES H. MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BLAIR REALTORS, INC.

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 60 ON THE PLAN OF PAYNE BLAKEMORE AND CUMMINGS ADDITION OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 60 FRONTS 50 FEET ON THE EASTERLY MARGIN OF SOUTH 12TH STREET AND EXTENDS BACK 161 FEET ON THE NORTHERLY AND SOUTHERLY LINES TO A LINE IN THE REAR MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. MARTIN BY DEED FROM HELEN KIRKPATRICK MAYBERRY, EXECUTRIX OF THE ESTATE OF ETHEL BURCH KIRKPATRICK, AS OF RECORD IN BOOK 5310, PAGE 288, SAID REGISTER'S OFFICE.

This is unimproved ( ) improved (X) property, known as 521 SOUTH 12TH STREET, NASHVILLE, TENNESSEE
(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 MY hand this 28th day of MAY, 1980

James H. Martin

JAMES H. MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5607 PAGE 327

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES H. 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, TN. this 28th day of MAY, 19 80

Tracey Humphreys Notary Public.

Commission Expires 10-17-82

STATE OF
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 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 official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____ Notary Public

F 91422

IDENTIF REFERENCE

MAY 30 2 25 PM '80

FELIX Z. WILSON ET REGISTER DAVIDSON COUNTY, TENN.

MAIL TO:
William G. Traber
P. O. Box 140855
Nashville, Tenn. 37214

WARRANTY DEED

FROM
JAMES H. MARTIN

TO
BLAIR REALTORS, INC.

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5607 PAGE 328

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
			10[illegible].30-	CO
			20.00	CO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	32.30-
			1625A05/30/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 1-4 2 2

T
IDENTIF. REFERENCE

MAY 30 2 25 PM '80

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

No. 762211