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BOOK 5775 PAGE 830

FORM NO. WD-1

STATE OF ~~TENNESSEE~~ } CALIFORNIA
COUNTY OF ~~DAVIDSON~~ } LOS ANGELES

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

$8,000.00 Anthony Marquez Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 nd DAY OF July 19 81.

OFFICIAL SEAL
CINDY J. KARSTEN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Exp. Aug. 3, 1984

Cindy J Karsten
Notary Public

MY COMMISSION EXPIRES: 8-3-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Marquez, Jr. (NAME)	SAME (NAME)	MAP 39
324 North Moore Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 150
Monterey Park, CA 91754 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	14D 16950

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, H. Eugene Martin and wife Virginia C. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Marquez, Jr. and wife, Nancy A. Marquez

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 the 14th Civil District of Davidson County, Tennessee, Being Lot No. 1 on the Division of the H. Eugene Martin Land of record in Plat Book 5190, Page 543, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 137.80 feet on the westerly margin of Whites Creek Pike and from a point on said margin, the common line with Lot No. 2, S52 degrees 32' 27"W, 602.00 feet; thence, across the rear, N62 degrees 27' 38" W, 151.35 feet; thence, the northerly margin of the within described Lot, N52 degrees 29' 14"E, 665.97 feet, to a point in the westerly margin of Whites Creek Pike, thence, across the front, S37 degrees 27' 33"E, 137.80 feet to the point of beginning, containing 2 acres, more or less.

Being a part of the same property conveyed to the within named Grantors by deed of record in Book 4546, Page 303, RODCTN.

This conveyance is subject to the restrictive covenants of record in Book 5094, Page 412, and all easements of record, RODCTN.

Davidson County taxes for the year 1981 will be paid by the Grantors.

This is unimproved (X) improved ( ) property, known as Lot No. 1, Division of H. Eugene Martin Land Plat Book 5190, Page 543, (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip) RODCTN

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 6th day of July, 1981

H. Eugene Martin: H. Eugene Martin

Virginia C. Martin: Virginia C. 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 H. Eugene Martin and wife, Virginia C. Martin

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 Madison, Tennessee, this 6th day of July 1981.

Commission expires 4/17/83

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
H. Eugene Martin
Virginia C. Martin

TO
Anthony Marquez, Jr.
Nancy A. Marquez

G 5.2 6.9 8

T
IDENTIF. REFERENCE

Jul 29 9 12 AM '81

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO:
Service Title of Middle Tennessee, Inc.
~~American Title Company, Inc.~~
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5775 PAGE 832

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

60 .00- CO
20.00 CO TX
.50 PRFE
6.00 WDEED
CHECK 27.00-
920IAC7/29/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.2.6.9 8

IDENTIF. REFERENCE

JUL 29 9 12 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 835013

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.