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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,434.87

Joe L Martin Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF October, 1981.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE L. MARTIN, JR. (NAME)	Dobson & Johnson, Inc. (NAME)	2D-60854
711 Currey Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place - Suite #1800 (STREET ADDRESS)	136-7
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	110

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, MALCOLM ELWARD and wife, MARY N. ELWARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE L. MARTIN, JR. and wife, LORA B. MARTIN, and LORA MARTIN RITCHEY, as joint tenants with rights of survivorship

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. 177 on the Plan of Priest Lake Park, Section 4, of record in Plat Book 4460, pages 15, 16, and 17, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to MALCOLM ELWARD and wife, MARY N. ELWARD, by deed from DONALD R. SHERRILL and wife, RANATTA L. SHERRILL, of record in Book 5266, page 725, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4505, page 774, Register's Office for said County, and to the matters set forth in the above referenced plan of record.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc. of record in Book 5266, page 727, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

The warranties contained herein are limited to the acts of the Grantors during the time said Grantors have been in title to the described property.

This is unimproved ( ) improved (X) property, known as 148 Clearlake Drive - Nashville, Tennessee 37217
(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 hand s this 7th day of October, 1981

Malcolm Elward
MALCOLM ELWARD

Mary N. Elward
MARY N. ELWARD

STATE OF ~~TENNESSEE~~ ALABAMA
~~Davidson~~ County of Jefferson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MALCOLM ELWARD and MARY N. ELWARD,

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 Birmingham, Alabama, ~~Tennessee~~, this 7th day of October 19 81.

Commission expires: Commission Expires January 31, 1984

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
MALCOLM ELWARD and wife,
MARY N. ELWARD

TO
JOE L. MARTIN, JR. and wife,
LORA B. MARTIN, and LORA MARTIN RITCHEY

G 65723

IDENTIF. REFERENCE

OCT 27 9 15 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
(iw)
WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

5081 10/27 202.54- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5811 PAGE 326

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
			75434.87- CO	
			196.04 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 202.54-	
5081A	10/27/81	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G65723

IDENTIF. REFERENCE

OCT 27 9 15 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 850311