ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Fred C. Martin & Glenn O. Garrett (NAME)	Same (NAME)	p/o 93-8-14
Rear of 402 Crutcher Street (STREET ADDRESS OR ROUTE NUMBER)	289 Lawndale Drive (STREET ADDRESS)	Field Book No.
Nashville, TN 37206 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37211 (CITY) (STATE) (ZIP CODE)	17W-19240

WARRANTY DEED BOOK 5816 PAGE 643

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged;

We, Ernest Marvin Fleming, Jr., and wife, M. K. Ivone Fleming,

have bargained and sold, and by these presents do transfer and convey unto the said Fred C. Martin and Glenn O. Garrett

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in the First Civil District of Davidson County, Tennessee, said tract of property being known as part of Lot No. 10 on the Plan of D.B. Cooper's Addition to East Nashville, of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, and further described according to a boundary survey of Roy Dale & Associates, dated March 12, 1981, as follows:

Commencing at an iron pin in the northerly margin of Davidson Street, said iron pin being in the southwestern corner of Tract B-2 on said survey; thence leaving the northerly margin of Davidson Street, N 10° 07' 46" W, 85.57 feet to a point; thence along the common line between Tract B-1 and Tract B-2 on said survey N 59° 23' 52" E, 198.23 feet to the point of beginning; thence along a line N 77° 09' 30" W, 25 feet to an iron pin, thence N 10° 51' 30" E, 42.45 feet to an iron pin; thence S 18° 31' E, 5.50 feet to an iron pin; thence S 77° 09' 30" E, 33.76 feet to an iron pin; thence S 12° 28' 30" W, 34.70 feet to an iron pin; thence N 77° 09' 30" W, 11.07 feet to an iron pin; thence S 10° 31' E, 3.51 feet to an iron pin being the point of beginning, containing 0.03 acres, more or less.

Being part of the property vested in Ernest Marving Fleming, Jr., as devisee under the Will of Ernest Marvin Fleming, Sr., deceased, of record in Will Book 128, page 106, Probate Court for Davidson County, Tennessee, and by quitclaim deed from Ora Jean Pendleton, of record in Book 5795, page 973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as Rear of 402 Crutcher Street (House Number) (Street)
Nashville, TN 37206 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 November, 19 81.

Ernest Marvin Fleming, Jr. — M. K. Ivone Fleming

Ernest Marvin Fleming, Jr. — M. K. Ivone Fleming

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5816 PAGE 644

Personally appeared before me, William T. Bozeman, a Notary Public in and for said County and State, the within named Ernest Marvin Fleming, Jr., and wife M. K. Ivone Fleming

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 6th day of November, 19 81.

My commission expires 10-17-82 Notary Public William T. Bozeman

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Fred C Martin

Sworn to and subscribed before me this 6th day of November, 19 81.

My commission expires 10-17-82 Notary Public William T. Bozeman

This instrument was prepared by:

Name	*This instrument prepared by*	Address
	STEPHENSON, LACKEY & WAITE Suite 702 501 Union Building Nashville, Tennessee 37219	

RUSH

WARRANTY DEED

FROM

Ernest Marvin Fleming, Jr.,

and wife, M.K. Ivone Fleming

TO

Fred C. Martin and

Glenn O. Garrett

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
Nov 6 3 34 PM '81

IDENTIFICATION REFERENCE

6 9 7 2 6 6

7035 11/26 32.50 CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5816 PAGE 645

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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK - 32.50-	
7005A11/06/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.67266.

IDENTIF. REFERENCE

NOV 6 3 34 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852160