File 9

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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 $ 43,800.00

Dennis L. Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 19 82

Karla Q. Lyle
Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENNIS L. MARTINEZ, et ux (NAME)	Lomas & Nettleton Company (NAME)	Map 43-6
521 Roosevelt Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 (STREET ADDRESS)	Par 196
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23451 (CITY) (STATE) (ZIP)	11D-59965

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, GEORGE ANN McCOOL now SIMS, et vir, JACK SIMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS L. MARTINEZ, et ux, JOANNA V. MARTINEZ

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. 68 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for said County, to which Plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Robert L. McCool, et ux, George Ann McCool now Sims, by deed from Dugger Developments, Inc., of record in Book 4179, Page 25, Register's Office for Davidson County, Tennessee. The said Robert L. McCool having since died and the said George Ann McCool having since remarried.

Jack Sims, husband of the said George Ann McCool now Sims, joins in this conveyance for the purpose of conveying any marital right he may have now or in the future.

It is expressly understood and agreed that the Grantees herein assume and agree to pay the remaining balance of a Deed of Trust in favor of Lomas & Nettleton Company, of record in Book 4179, Page 27, Register's Office for Davidson County, Tennessee.

This is improved (XX) property, known as 521 Roosevelt Avenue, Madison, Tennessee 37115 (unimproved ( ))
(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 4th day of February, 19 82

X Jack Sims
JACK SIMS

X George Ann McCool Sims
GEORGE ANN McCOOL SIMS

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 GEORGE ANN McCOOL now SIMS, et vir, JACK SIMS

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 Nashville, Tennessee, this 4th day of February 1982

Commission expires 10-20-85

Karen J. Bates
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

GEORGE ANN McCOOL, now SIMS

et ux, JACK SIMS

TO

DENNIS L. MARTINEZ, et ux,

JOANNA V. MARTINEZ

G 7 8 7 8 8

IDENTIF. REFERENCE

FEB 5 9 20 AM '82

FELIX ALDRICH REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Prepared by: WILLIAM D. CASTLEMAN ATTORNEY

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			43800.00- CO	
			113.83 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 120.33-	
			1363A02/05/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 8 7 8 8

IDENTIFICATION REFERENCE

FEB 5 9 20 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 865967