Feb Dok 3

This instrument was prepared by: Edward Seddon, Attorney , , . 295 Plus Park Blvd. Suite J Nashville, TN 37217

Mail Tax Statements To:

Ashland City Bank and Trust Company
P. O. Box 38
Ashland City, TN 37015

Property Address:

Gerald W. J. St. Pierre
512 Morton Avenue
Nashville, TN

BOOK 5872 PAGE 681

James H. Martin, ET AL

TO: CASH WARRANTY DEED

Gerald W. J. St. Pierre

Map 119-13, Parcel 161
6DA-37153

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, James H. Martin and William M. Martin, co-executors, as Grantors have bargained and sold and do transfer and convey unto the Grantee, Gerald W. J. St. Pierre, a single person in fee simple absolute, his heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

Being Lot No. 54 on the map of College Heights, as of record in Book 332, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 50 feet on the northerly side of Morton Avenue and runs back between parallel line 169 feet to an alley. Being the same property conveyed to Verna Julia Vincent in Deed Book 3829, page 262, said Register's Office, as a remainder interest from W. M. Moore, also retaining a life estate. W. M. Moore and Verna Julia Vincent are now both deceased. James H. Martin and William M. Martin having been appointed co-excecutors of the estate of Verna Julia Vincent by the Probate Court of Davidson County, Tennessee, Docket # 69521 said Court.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the Grantee, Gerald W. J. St. Pierre, a single person , in fee simple absolute, his heirs and assigns forever.

SUBJECT to all terms, matters and conditions shown by the aforementioned plat of record, if any, and subject to the aforementioned restrictive covenants, if any, THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; that it is unencumbered; and, that they will forever warrant and defend the title against all claims and persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 1982 TAXES are to be pro-rated between the parties.

THE GRANTORS make OATH that the fair, cash market value of the real estate

herein conveyed is $30,000.00.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their signatures on this the 8th day of April, 1982.

James H. Martin Co. Exctr
James H. Martin

William Martin Co. Ex
William M. Martin
Co-Executors of the estate of Verna Julia Vincent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Martin and William M. Martin, co-executors, the within named 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 seal of office on this the 8th day of April, 1982.

Notary Public (SEAL)

My Commission Expires: 1-22-84

G 8.7.0.3 8

IDENTIF. REFERENCE

APR 13 2 54 PM '82

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Harold W. J. H. Pine
Affiant

Subscribed and sworn to before me this the 8th day of April, 1982.

Notary Public

My Commission Expires: 1-22-84

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

RECEIVED OF _____

FOR _____

BOOK 5872 PAGE 683

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
			1808A04/13/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G8.7.0.38

T IDENTIF. REFERENCE

APR 13 2 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 875955