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BOOK 5971 PAGE 222

IDENTIF. REFERENCE

Nov 30 4 14 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

John Ruane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 19 82

Notary Public

MY COMMISSION EXPIRES: January 19, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Ruane (NAME)	Mortgage Corporation of the South (NAME)	161-6
653 Tobylynn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	197
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	

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, REECE B. MARTIN and WANDA E. MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN RUANE and wife, CHRISTINA A. RUANE

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 Davidson County, Tennessee, being Lot No. 183 on the Plan of HUNTINGTON PARK, SECTION 2, as of record in Book 4175, page 108, Register's Office of said County.

Said Lot No. 183 fronts 80.00 feet on the south side of Tobylynn Drive and extends back 150.00 feet on the east line and 150.00 feet on the west line to a dead line measuring 80.00 feet thereon.

Being the same property conveyed to Reece B. Martin and wife, Delia H. Martin, by deed from Bill Wheeler Construction Co., Inc., of record in Book 4565, page 575, Delia Anita Hicks Martin having subsequently Quitclaimed her interest by order of decree to Reece B. Martin of record in Book 5434, page 436, and Reece B. Martin having subsequently Quitclaimed an undivided one-half interest to Wanda E. Martin by Deed of record in Book 5557, page 105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1982 and subsequent years, easements and restrictions of record and Deed of Trust executed by Reece B. Martin and wife, Delia H. Martin, to Herschel Greer, Trustee, for the benefit of Guaranty Mortgage Company of Nashville, of record in Book 4565, page 577, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 653 Tobylynn Drive, Nashville, Tennessee 37211
(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 5th day of November, 19 82

Reece B. Martin

Wanda E. 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 Reece B. Martin and Wanda E. Martin

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 5th day of November, 19 85.

Commission expires January 19, 1986

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

REECE B. MARTIN and wife,

WANDA E. MARTIN

TO

JOHN RUANE

RETURN TO:
SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____ BOOK 5971 PAGE 224

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	183.50-
2700A	11/30/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 9 4 9 6 9

IDENTIF. REFERENCE

Nov 30 4 14 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913075