This Instrument Prepared By:

GORDON, POTTORFF, SROUJI, WATERS
& HESS, P.C.
5201 Maryland Way
Brentwood, Tennessee 37027

WARRANTY DEED

BOOK 5259 PAGE 236

FROM: LEROY DOWNS, JR. and JOHN C. HESS, Co-Executors of Lurene D. Vaughn Estate

TO: JAMES E. and PHYLLIS C. MARTIN

GENERAL PROPERTY REFERENCE: 1002 Birdsall Street
Old Hickory, Tennessee

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
JAMES E. & PHYLLIS C. MARTIN 1002 Birdsall Street Old Hickory, Tennessee	Same	44-15-348
		Field Book Nos. 4D44355

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is FORTY THREE THOUSAND NINE HUNDRED AND NO/100 ($43,900.00) Dollars.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of March, 1984.

Notary Public

My Commission Expires: 8-16-87

FOR AND IN CONSIDERATION OF the sum of FORTY THREE THOUSAND NINE HUNDRED AND NO/100 ($43,900.00) DOLLARS, cash in hand paid, LEROY DOWNS, JR. and JOHN C. HESS, as Co-Executors of the Estate of Lurene D. Vaughn, have bargained and sold, and by these presents do transfer and convey unto JAMES E. MARTIN and wife, PHYLLIS C. MARTIN, their heirs, successors and assigns, a certain tract or parcel of land in Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43, Section B, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948 in Book 1424, page 67, in Register's Office for Davidson County, Tennessee; fronting 53.8 feet on Birdsall Street containing 0.11 acres, more or less.

03/29 123.34 - CHECK

411

Being the same property conveyed to J.T. Vaughn and wife, Lurene Downs Vaughn, by deed from E.I. du PONT de NEMOURS and COMPANY, a corporation, of record in Book 1716, page 516, Register's Office, Davidson County, Tennessee. (The said J.T. Vaughn and Lurene Downs Vaughn both now being deceased.)

Said conveyance is subject to and/or reserving one (1) permanent easement five (5) feet wide for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, are expressly reserved, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Taxes for the year 1984 will be pro-rated between the Buyers and Sellers as of the date of closing.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to JAMES E. MARTIN and wife, PHYLLIS C. MARTIN, their heirs, successors and assigns, forever.

LEROY DOWNS, JR. and JOHN C. HESS, as Co-Executors of the Estate of Lurene D. Vaughn do covenant with JAMES E. MARTIN and wife, PHYLLIS C. MARTIN, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered.

LEROY DOWNS, JR. and JOHN C. HESS further covenant and bind themselves, their heirs, successors and assigns, to warrant and defend forever the title to said land to JAMES E. MARTIN and wife, PHYLLIS C. MARTIN, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 13th day of March, 1984.

LEROY DOWNS, JR., Co-Executor

JOHN C. HESS, Co-Executor

STATE OF TENNESSEE
COUNTY OF Knox

Before me, L. Diane Hammer of the State and County aforesaid, personally appeared LEROY DOWNS, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained, by signing his name thereto.

Witness my hand and seal at office in Knoxville TN this 5th day of March, 1984.

Notary Public
My Commission Expires
May 20, 1986

NOTARY PUBLIC AT LARGE

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Bennette C. Kaiser of the State and County aforesaid, personally appeared JOHN C. HESS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained, by signing his name thereto.

Witness my hand and seal at office in Old Hickory, this 13th day of MARCH, 1984.

Bennette C. Kaiser
Notary Public

My Commission Expires: 8-16-87

I 1 1 9 2 3

IDENTIF. REFERENCE

MAR 29 9 13 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6259 PAGE 239

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
			43900.00- CAMT.	
			114.14 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	123.64-
4111A03/25/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 9 2 3

IDENTIF. REFERENCE

MAR 29 9 13 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23999