Book 14

FORM NO. WD-1

BOOK 6354 PAGE 912

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Ronald M Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 1984.

Rebecca A. Haines
Notary Public

MY COMMISSION EXPIRES: Oct. 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Maurice Martin (NAME)	SAME (NAME)	105-7-367
2025 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15W-10860
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(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, L. KENNETH JOHNSON, ADMINISTRATOR PENDENTE LITE OF THE ESTATE OF LUCILLE BOYD KEATON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD MAURICE MARTIN

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. 19 on the Map of The Rains Spring Plan, as of record in Plan Book 1, page 109, Chancery Court at Nashville.

Said Lot No. 19 fronts 50 feet on the easterly side of Rains Avenue, as widened, and runs back between parallel lines, with the southerly margin of an alley, 198 1/2 feet, more or less, to an alley in the rear.

Being the same property conveyed to Lucille Keaton and husband, T. E. Keaton by deed from Aline K. Gilman and husband, J. P. Gilman of record in Book 1194, page 495, said Register's Office; the said T. E. Keaton having predeceased Lucille Keaton, and the said Lucille Keaton having since died, by an order of the Davidson County Probate Court of record in Minute Book 292, page 208, the said real property is to be sold at public auction by L. Kenneth Johnson, Administrator Pendente Lite of the Estate of Lucille Boyd Keaton.

This is improved ( ) unimproved ( ) property, known as _____ (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 my hand this 7th day of AUGUST, 1984

L. Kenneth Johnson, Administrator Pendente Lite of the Estate of Lucille Boyd Keaton

08/07 CHECK 329

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rebecca A. Garner, a Notary Public in and for said County and State, the within named L. Kenneth Johnson, Administrator Pendente Lite of the Estate of Lucille Boyd Keaton

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 1984.

Commission Expires Oct. 19, 1986

Rebecca A. Garner Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
L. Kenneth Johnson, Administrator Pendente Lite of the Estate of Lucille Boyd Keaton

TO
Ronald Maurice Martin

I 4 1 5 4 8

IDENTIF. REFERENCE

AUG 7 3 26 PM '84

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

7000.00- CAMT.
18.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 24.70-
0329A08/07/84 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 1 5 4 8

IDENTIF. T REFERENCE

AUG 7 3 26 PM '84

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No.0059182