#3604

BOOK 6467 PAGE 845

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Attorney
Suite C-11, The Paddock
229 Ward Circle
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Martin & Susan St. Marie (NAME)	FIRST TENNESSEE BANK NATIONAL (NAME) ASSOCIATION	Map 117-4
1716 Rosewood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	Parcel 90
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	24W-12975

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, JIMMIE EARL HORTON and wife GLENDA K. HORTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. MARTIN and SUSAN ST. MARIE, as joint tenants with right of survivorship and not as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the Westerly 60 feet of Lot No. 268, on the Plan of Belmont Land Company's Subdivision of record in Book 421, page 34, Register's Office, Davidson County, Tennessee.

Said Part of Lot No. 268 fronts the Northerly margin of Rosewood Avenue 60 feet and runs back between parallel lines which measure 170 feet to a dead line in the rear which measures 60 feet.

Being the same property conveyed to Jimmie Earl Horton and wife, Glenda K. Horton by deed from Albert L. Suter and wife, Mary M. Suter of record in Book 4515, page 571, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.

Jimmie Earl Horton and Jimmie E. Horton are one and the same person.

17 4602

IDENTIF. REFERENCE

JAN 3 3 12 PM '85

REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1716 Rosewood Avenue Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of December, 1984

Jimmie Earl Horton
by Whit Clark, attorney in fact

Glenda K. Horton
by Whit Clark, attorney in fact

JIMMIE EARL HORTON GLENDA K. HORTON

Attorney-in-fact for the said Jimmie Earl Horton and wife, Glenda K. Horton by Power of Attorney recorded simultaneously herewith.

917 01/03 170.30 CHECK

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

_____

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

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

My commission expires_____Notary Public_____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____

_____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____,

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 1984, before me personally appeared Whit Clark, to me known or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Jimmie Earl Horton and wife, Glenda K. Horton and acknowledged that he executed the same as the free act and deed of the said Jimmie Earl Horton and wife, Glenda K. Horton.

Witness my hand and seal at office in Nashville, Tennessee, this 31st day of December, 1984.

My commission expires: 1/20/85

Notary Public

GEORGE E. MOTTER, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

James W. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 19 84

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

GEORGE E. MOTTER, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

JIMMIE EARL HORTON
and wife
GLENDA K. HORTON

TO

JAMES W. MARTIN
and
SUSAN ST. MARIE

Please return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

RECEIVED OF _____

FOR _____

BOOK 6467 PAGE 847

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

63000.00- CAMT.
163.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.30-
091701/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17460 2

IDENTIF. REFERENCE

JAN 3 3 12 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 98616