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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF December, 1984

Notary Public

MY COMMISSION EXPIRES: 7/27/86

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
ELIZABETH L. MILLER, P. O. Box 158384, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tenn. River, Inc.	Same	92-16-348
c/o Mr. Buck Hodders	(NAME)	
207 Gault Avenue	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Ft. Payne, Alabama 35967		
(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~~, I, James Leo Martin, a single person, and I, Mary Carell Martin, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tennessee River, Inc., an Alabama corporation

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:

Being Lot No. 128 in O. B. Hayes Plan of Small Lots as of record in Book 1, page 69 of the Chancery Court of Nashville, Tennessee.

Said Lot No. 128 fronts 50 feet on the east side of Eighteenth Avenue South, formerly Shields Avenue or Lamar Street and runs back between parallel lines 150 feet more or less to an alley.

Being the same property conveyed to Bridget Martin Kiley and Maggie Martin by deed from Lillie E. Hatcher of record in Book 739, page 350, Register's Office for Davidson County, Tennessee. The said Maggie Martin died intestate leaving three children, James Leo Martin, Richard Thomas Martin and Ella Mae Martin. The said Bridget Martin Kiley died leaving her interest in the property to Ella Mae Martin by Will of record in Will Book 71, page 400, Probate Office for Davidson County, Tennessee. The said Ella Mae Martin died leaving her interest in the property to James Leo Martin and Richard Thomas Martin by Will of record in Will Book 134, page 133, Probate Office for Davidson County, Tenn. The said Richard Thomas Martin predeceased Ella Mae Martin, leaving his interest in the property to his wife, Mary Carell Martin, by Will of record in Will Book 122, page 326, Probate Office for Davidson County, Tennessee.

CHECK
This is unimproved ( ) improved (X) property, known as 702 18th Avenue, South Nashville, Tennessee
(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 21st day of December, 19 84

Mary Carell Martin

JAMES LEO MARTIN

01/04 50-
949

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 James Leo Martin and Mary Carell Martin

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 19 84.

Commission Expires 1/17/87

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
JAMES LEO MARTIN
AND MARY CARELL MARTIN

TO
TENNESSEE RIVER, INC.

IDENTIF. REFERENCE

1 7 4 6 2 3

JAN 4 8 35 AM '85

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
			65000.00-	CAMT.
			169.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	175.50-
0949A01/04/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 6 2 3

IDENTIF. REFERENCE T

JAN 4 8 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98640