B0445

BOOK 6479 PAGE 926

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Ronald Stanley Hedgecoth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 19 85.

Notary Public

MY COMMISSION EXPIRES: 7/25/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Stanley Hedgecoth (NAME)	Ronald Stanley Hedgecoth (NAME)	Map 82-5
101 Van Buren (STREET ADDRESS OR ROUTE NUMBER)	716 Currey Road (STREET ADDRESS)	Parcel 145
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	

FOR AND 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, S.O. Martin Jr. & wife, Lois Martin, and Raymond Martin and wife, Dorothy Martin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Stanley Hedgecoth and wife, Shirley Mae Jones

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. 112 on the Plan of McGavock City Park Property, as of record in Book 57, Page 101, Register's Office for said County.

Said Lot No. 112 fronts 50 feet on the westerly side of First Avenue North, formerly Front Street, and runs back between parallel lines, along the south margin of Van Buren Street, 174.8 feet, more or less, to an alley.

Being the same property conveyed to S. O. Martin, and wife, Lillie Mai Martin, both deceased, by deed from Elmer Lawrence and wife, Gladys A. Lawrence, of record in Book 2025, page 298, and further conveyed to S. O. Martin, Jr. and wife, Lois Martin, and Raymond Martin and wife, Dorothy Martin, of record in Will Book _____, page ____, Register's Office for Davidson County, Tennessee.

I 7 8 6 8 0

IDENTIF. REFERENCE

JAN 24 9 47 AM '85

DAVIDSON COUNTY, TN REGISTER

This is unimproved ( ) improved (X) property, known as 101 Van Buren (House Number) (Street) Nashville (P.O. Address) (City or Town) 37208 (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 heir 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 covey 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 7 day of January, 19 85

S. O. Martin Lois Martin

Raymond Martin Dorothy Martin

5839

BOOK 6479 PAGE 927

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. O. Martin, Jr. and wife, Lois Martin, and Raymond Martin and wife, Dorothy 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, T.N., Tennessee, this 7 day of January 19 85

Commission expires 7/25/85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

S.O. Martin, Jr. and wife, Lois Martin

and Raymond C. Martin and wife, Dorothy Martin

TO

Ronald Stanley Hegecoth and wife,

Shirley Mae Jones

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

55000.00- CAMT.
143.00 CSTAX
.60 PRFEE
6.00 WDEED
CHECK 149.50-
5839A01/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 6 8 0

IDENTIF. REFERENCE

JAN 24 8 47 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 103393