6126 01/24 [illegible] MAP AND PARCEL NO. 162-06-229

THIS INSTRUMENT WAS
PREPARED BY:

William E. Martin
Harwell Barr Martin & Stegall
P. O. Box 2960
Nashville, TN 37219-0960

ADDRESS NEW OWNER AS FOLLOWS:

Roy M. Neel, et ux.
3307 North Hampton Street N.W.
Washington, DC 20015

Send Tax Bills to this address also.

BOOK 6480 PAGE 770

WARRANTY DEED

For and in consideration of the sum of $10.00 cash and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, William E. Martin ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto Roy M. Neel and wife, Suzanne Pickering Neel ("Grantees"), their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Lot number three on the plan of Valley Green Subdivision, as of record in Book 4460, Pages 96 and 97, Register's Office for Davidson County, Tennessee. Said Lot number three fronts 88.0' on the southerly side of Old Tusculum Road, and extends back 115.2' on the westerly line and 115.52' on the easterly line to a deadline measuring 88.0' thereon.

BEING the same property conveyed to William E. Martin by Deed from William E. Martin, Trustee of the John Allen Martin Trust, which Deed is of Record in Book 6190, Page 180, Register's Office for Davidson County, Tennessee. This is improved property known as 179-181 Old Tusculum Road, Nashville, Tennessee.

To have and to hold the said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever. The Grantor covenants with the said Grantees that he is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and the same is unencumbered, except for a Deed of Trust to Warren H. Wild, Jr., on behalf of Third National Mortgage Company, which Deed of Trust is being assumed by Grantees and except for restrictive covenants of record. Grantor further convenants and binds his heirs and representatives, to warrant and forever defend the title to the said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

Grantor's wife joins in this conveyance for the purpose of releasing any interest she may have.

WITNESS this 15th day of January, 1985.

William E. Martin, Grantor

Jean Nelson, wife of Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Gay Watson, a Notary Public of said state and county, William E. Martin, the within named Grantor, and his wife, Jean Nelson, 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 at office this 15th day of January, 1985.

NOTARY PUBLIC

My Commission Expires:

July 21, 1986

WM/gwf

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $54,892.

W. E. [illegible]
Affiant

Subscribed and sworn to before me, this the 15th day of January, 1985.

Gay Watson
Notary Public

My Commission Expires:
(SEAL) July 27, 1986

I 7 8 9 2 3

IDENTIF. REFERENCE

JAN 24 3 14 PM '85

DAVIDSON COUNTY, TN

RECEIVED

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

RECEIVED OF _____ BOOK 6480 PAGE 772

FOR _____

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
			54892.00- CAMT.	
			148.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.24-
6126A01/24/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 9 2 3

IDENTIF. REFERENCE

JAN 24 3 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103678