PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

Buyer

WARRANTY DEED

BOOK 5723 PAGE 585

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Nathan Wall 3104 Clarksville Highway Nashville, TN 37218	Same	Map 70-9 Parcel 94 13DA-45895

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Francis L. Martin and wife, Ruth B. Martin, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Nathan Wall, hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the unrecorded map of Bordeauxmont, and described according to a survey thereof made by George W. Watkins, Surveyor, dated June 12, 1959, as follows:
>
> Beginning at an iron pin in the easterly margin of Summit Avenue, as relocated, said point being 173.14 feet northerly from the northeast corner of said Avenue and a 10 foot alley, being the common corner of Lots Nos. 15 and 16; thence with the margin of said Avenue, as relocated, north 28° 30' east 75.34 feet to an iron pin, common corner of Lots Nos. 16 and 17; thence in an easterly direction, with the line between said two lots, 157.6 feet to the westerly margin of Alpine Avenue; thence with the margin of said Avenue, southwesterly 75 feet to the common corner of Lots Nos. 15 and 16, said point being 209.7 feet north of the north margin of said alley; thence with the line between Lots Nos. 15 and 16, northwesterly 151.9 feet to the point of beginning.
>
> Being the same property conveyed to Francis L. Martin and wife, Ruth B. Martin, by deed of record in Book 3183, page 332, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2114 Summit Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns, forever; and we do covenant with the said grantee 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 grantee, his 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 hands this 29th day of November, 1985.

57423

IDENTIFICATION REFERENCE

DEC 2 3 44 PM '85
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Francis L. Martin
Francis L. Martin

Ruth B. Martin
Ruth B. Martin

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Francis L. Martin and wife, Ruth B. Martin, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of November, 1985.

Notary Public
My Commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.

Affiant

Sworn to and subscribed before me this 29th day of November, 1985.

Notary Public
My Commission expires:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6723 PAGE 587

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PROBATE FEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 4 2 3

IDENTIFICATION REFERENCE

DEC 2 3 04 PM '85

No.