MAIL TO: JOHN D. KITCH, Suite 102, 2300 Hillsboro Road, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
HELEN H. MARTIN and CARL H. MARTIN	HELEN H. MARTIN and CARL H. MARTIN	Map 104-76
(NAME) 2400 Oakland Avenue	(NAME) 2400 Oakland Avenue	Parcel 287 & 288
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRESS) Nashville, Tennessee 37212	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS

and other good and valuable consideration in hand received, the receipt of which is hereby acknowledged,

BOOK 6749 PAGE 240

Charlotte Ann Garrett, a single person, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Helen H. Martin and son, Carl H. Martin, as joint tenants with right of survivorship,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly part of Lot 170 on the Belmont Lane Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34, Register's office of said county and described as follows:

Beginning at the southeast corner of Linden Avenue and Oakland Street thence with the easterly margin of Oakland Street; southwardly 42 feet; thence at right angles eastwardly and parallel with the southerly line of Lot 170, 85 feet, more or less, to the westerly margin of an alley; thence with the said alley northwardly to the southerly margin of the said Linden Avenue; thence with the same westwardly 65.7 feet to the beginning.

Being the same property conveyed to Charlotte Ann Garrett by deed from Preston B. Martin of record in Book 6340, page 332, Register's office of Davidson County, Tennessee.

6470

IDENTIFICATION REFERENCE

Dec 30 2 21 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2400 Oakland Avenue (House Number) (Street)

Nashville (P. O. Address) Tennessee (City or Town) 37212 (Zip Code)

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.

Whenever 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 my ~~our~~ hand this 2nd day of December, 19 85.

Charlotte Ann Garrett

CHARLOTTE ANN GARRETT, A single person

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Charlotte Ann Garrett

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 2nd day of December, 19 85

NOTARY PUBLIC

My commission expires:

July 17, 1988

BOOK 6749 PAGE 241

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 68,000

This is equal to or greater than the property would bring at a fair and voluntary sale.

Helen H. Martin

HELEN H. MARTIN

Sworn to and subscribed before me this 20th day of November, 19 85.

My commission expires July 17, 1988 Notary Public

EDWARD L. ALDERMAN, Attorney — This instrument was prepared by:
Suite 102, 2300 Hillsboro Road, Nashville, Tennessee 37212

Name — Address

WARRANTY DEED

FROM

CHARLOTTE ANN GARRETT

HELEN H. MARTIN and son,

CARL H. MARTIN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6749 PAGE 242

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

[illegible] CASH
176.00 CSTAX
.50 PRFEE
6.00 MO TX
CHECK 130.50-
0990A12/30/85 3:4[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 7 6 0

IDENTIFICATION REFERENCE

DEC 30 2 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 205863