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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

54,000.00 Walter R. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Richard Martin (NAME)	CityFed Mortgage Company (NAME)	MAP 072-03
1150 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 201 (STREET ADDRESS)	PARCEL 356
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	15DZ-09200

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, William O. Lucas, Jr. and wife, Dorothy R. Lucas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Richard Martin and wife, Catherine Rose Martin

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:

LAND in Davidson County, Tennessee, being the east part of Lot No. 59 on the Map of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

SAID part of lot No. 59 fronts 69 feet on the southerly side of Shelton Avenue and runs back between parallel lines, 192.75 feet more or less on the west line and 189.75 feet on the east line along the westerly margin of Katherine Street to a dead line in the rear on which it measures 69 feet.

BEING the same property conveyed to William O. Lucas, Jr. and wife, Dorothy R. Lucas by deed from Elvis T. Dillard and wife, Beula B. Dillard of record in Book 2807, page 93, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

7.8655 IDENTIFICATION REFERENCE

FEB 26 2 43 PM '86
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 1150 Shelton Avenue, Nashville, TN 37216
(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 hands this 24th day of February, 19 86

Dorothy R. Lucas
Dorothy R. Lucas

William O. Lucas, Jr.
William O. Lucas, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William O. Lucas, Jr. and wife, Dorothy R. Lucas

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1986.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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

William O. Lucas, Jr.
Dorothy R. Lucas

TO

Walter Richard Martin
Catherine Rose Martin

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 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
			540[illegible] 0- CONT.	
			146.40 CSTDX	
			.50 PRFE.	
			6.30 [illegible]	
			CSTDX 146.90-	
			7036402/26/86 BM.	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 5

7. 8

REFERENCE

IDENTI

2 45 PM '86

FEB 26

[illegible] REGISTER

No. 222296