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This Instrument Prepared by:
Joe Saperstein, Attorney
Suite 115, Cavalier Bldg.
95 White Bridge Rd.
Nashville, TN 37205-1410

Mail

WARRANTY DEED

FROM: ALLAN D. SHOCKER,
A Single Person

TO: JAMES WILSON MARTIN, ET UX
SUSAN ST. MARIE-MARTIN

FELIX Z. WILSON C.C. REGISTER
DAVIDSON COUNTY, TN
JUL 23 1 44 PM '86
IDENTIFICATION REFERENCE
2372.9

Address New Owner(s) As Follows:
James W. Martin, et ux
303 Fairfax Ave.
Nashville, TN 37212

Send Tax Bills To:
Sears Mortgage Corp.
300 Knightsbridge Pkwy.
Lincolnshire, IL 60069

Map-Parcel Numbers:
104-10-86

Field Book Numbers:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

James W Martin
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22 day of July, 1986.

Joe Saperstein
Notary Public

My Commission Expires:
11-1-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Allan D. Shocker, a single person, as Grantor has bargained and sold, and by these presents does transfer and convey unto James Wilson Martin, et ux Susan St. Marie-Martin, 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 Lot No. 46 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County, being further described as follows:

Beginning on the southerly margin of Fairfax Avenue at the corner of Lots Nos. 46 and 47; thence with the line between said two lots, southwardly 154.4 feet to the northerly margin of an alley; thence with said alley, westwardly 64.5 feet to a concrete monument at a corner of Lots 45 and 46; thence northerly with the line between Lots 45 and 46, 130 feet to the southerly margin of Fairfax Avenue; thence eastwardly 60 feet along the southerly margin of Fairfax Avenue to the point of beginning.

Being the same property conveyed to Allan D. Shocker, unmarried, by deed from Richard L. Eatherly, et ux Helen L. Eatherly of record in Book 6658, page 801, Register's Office for Davidson County, Tennessee.

This is improved property, known as 303 Fairfax Avenue, Nashville, Tennessee 37212.

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.

And Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for 1986 property taxes, applicable rest. covs., and plan of record.

And Grantor does further covenant and bind himself, his heirs, representatives and assigns, 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.

Witness my hand this 22 day of July, 1986.

ALLAN D. SHOCKER
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joe Silverstein, a Notary Public for the aforesaid County and State, the within named bargainor, Allan D. Shocker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22 day of July, 1986.

Joe Silverstein
Notary Public

My Commission Expires:

11-1-87

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

1018AG7/23/L6

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 3 7. 2 9

IDENTIFICATION REFERENCE

JUL 23 1 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 274314