Page 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS:
WILLIE H. JOY ET UX (NAME)	CFS MORTGAGE CORPORATION (NAME)	Map 25-11
402 Highland Heights Drive (STREET ADDRESS OR ROUTE NUMBER)	2120 S.72nd Street (STREET ADDRESS)	Par 15
Goodlettsville, TN. 37072 (CITY) (STATE) (ZIP CODE)	Omaha, Nebraska 68124 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6988 PAGE 979

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valauble considerations, the receipt of which is hereby acknowledged,

We, ALVIN BARRY MARTIN AND WIFE, FARA S. MARTIN,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIE H. JOY AND WIFE, REJEANER B. JOY

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

Land in Davidson County, Tennessee, and MORE PARTICULARLY DESCRIBED ON "EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

45650

IDENTIFI REFERENCE

SEP 24 9 48 AM '86

FELIX Z MILSON II REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 402 Highland Heights Drive (House Number) (Street)
Goodlettsville, TN. 37075 (P. O. Address) (City or Town) (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 our hands this 8th day of September, 19 86.

Alvin Barry Martin
ALVIN BARRY MARTIN

Fara S. Martin
FARA S. MARTIN

BY: Donna Shell
Donna Shell, Attorney-in-Fact

BY: Donna Shell
Donna Shell, Attorney-in--Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6958 PAGE 980

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DONNA SHELL personally appeared before me and is known or proved to me to be the person who executed the foregoing instrument individually, and in behalf of ALVIN BARRY MARTIN, and acknowledged that she executed the same as the free act and deed of the said ALVIN BARRY MARTIN.

Witness my hand and official seal at Madison, Tennessee, this 8th day of September, 1986.

My commission expires 7-17-88 Notary Public Joyce B. O'Donnell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DONNA SHELL personally appeared before me and is known or proved to me to be the person who executed the foregoing instrument individually, and in behalf of FARA S. MARTIN, and acknowledged that she executed the same as the free act and deed of the said FARA S. MARTIN.

Witness my hand and official seal at Madison, Tennessee, this 8th day of September, 1986.

Joyce B. O'Donnell
NOTARY PUBLIC

My commission expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 95,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Debbie M. Shell

Sworn to and subscribed before me
this 8th day of September, 1986.

My commission expires 7-17-88 Notary Public Joyce B. O'Donnell

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

ALVIN BARRY MARTIN ET UX

TO

WILLIE H. JOY ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

file 47

EXHIBIT "A"

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Highland Heights Acres, as of record in Book 3700, page 97, Register's Office for said County.
Said Lot No. 13 fronts 138.0 feet on the westerly margin of Highland Heights Drive and runs back between lines measuring 318.38 feet on the northerly line and 318.55 feet on the southerly line to a line in the rear measuring 138.08 feet.

Being the same property conveyed to Alvin Barry Martin and wife, Fara S. Martin, by deed from Jimmy E. Vaughn and wife, Barbara Jean Vaughn, of record in Book 5015, page 866, Register's Office for said County.

TRACT NO. II:

Land in the City of Goodlettsville, Davidson County, Tennessee, being a portion of Lot 14 on the Plan of Highland Heights Acres, a plat of which is of record in Plat Book 3700, page 97, Register's Office for said County, and being more particularly described as follows:
Beginning at an iron pin in the westerly right-of-way (30 feet from the centerline) of Highland Heights Drive, said pin being at the intersection of said right-of-way with the common boundary line between Lot 13 and Lot 14 on the Plan of Highland Heights Acres, a plat of which is of record in Plat Book 3700, page 97, Register's Office for said County; thence leaving said right-of-way with said common boundary line, South 71 degrees 34 minutes 30 seconds West 318.38 feet to an iron pin in the easterly boundary line of property owned by Naomi W. Mitchell, et vir, of record in Deed Book 4811, page 139, in said Register's Office; thence, with said easterly boundary line and the westerly boundary line of said Lot 14, North 20 degrees 25 minutes 43 seconds West 10.85 feet to an iron pin; thence, severing said Lot 14 and forming a new line, North 73 degrees 18 minutes 03 seconds East 318.90 feet to an iron pin in said westerly right-of-way of Highland Heights Drive; thence, with said right-of-way, South 18 degrees 25 minutes 30 seconds East 1.24 feet to the beginning, containing .0441 acre or 1922.43 square feet, according to a survey by Robert H. Cummings, Registered Land Surveyor No. 693, dated August 4, 1986.

Being the same property conveyed to Alvin Barry Martin and wife, Fara S. Martin, by deed from Ronald Williams and wife of record in Book _____, page _____, Register's Office for said County.

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

RECEIVED OF _____

FOR _____

BOOK 6988 PAGE 982

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

95000.00- CAMT.
266.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 275.50-
5993A09/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 6 5 0

IDENTIF! REFERENCE

SEP 24 9 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 298716