Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ann Williams Kidwell
2715 Oakland Avenue
Nashville, TN. 37212

MORTGAGEE:
James S. Martin

MAP-PARCEL NUMBERS:
MAP 117-04
PARCEL 161
24W-01635

WARRANTY DEED

BOOK 7636 PAGE 860

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Morene C. Martin and James S. Martin, her husband hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ann Williams Kidwell hereinafter called the Grantee, Grantee's 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. 132 and the southerly 26 feet of Lot No. 133 on the Map of Belmont Terrace as of record in Book 421, page 101, Register's Office. Said Lot No. 132 is described as follows:

BEGINNING on the westerly margin of Oakland Avenue at the corner of Lots No. 132 and 133 running westerly with the line between said two lots 161.5 feet to the easterly margin of said alley southerly 44 feet to the northerly margin of Wildwood Avenue, thence with a northerly margin of said Avenue easterly 151.7 feet to the beginning of a curve, thence around said curve 15.5 feet to the end of said curve on the westerly margin of Oakland Avenue, thence northerly with the westerly margin of said Oakland Avenue 34.2 feet to the beginning. Said southerly 26 feet of Lot 133 fronts 26 feet on the westerly margin of Oakland Avenue and runs back between parallel lines 161.5 feet to an alley and adjoins Lot No. 132.

Being the same property conveyed to James S. Martin and wife, Morene C. Martin by Quitclaim Deed from W. H. Lassister, Trustee of record in Book 4755, page 24, said Register's Office. James S. Martin has since conveyed his interest in said property to Morene C. Martin by Quitclaim Deed of record in Book 6457, page 154, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 2715 Oakland Avenue, Nashville, TN. 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 Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of November, 1986.

James S. Martin

James S. Martin

Morene C. Martin

Morene C. Martin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of November, 1986, before me personally appeared Morene C. Martin and James S. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 106,000.00.

Ann Williams Kidwell
Affiant

Subscribed and sworn to before me, this the 6th day of November, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

from:
Morene C. Martin

to:
Ann Williams Kidwell

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25682

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN
'86 NOV 11 10 42 AM

IDENTIFICATION REFERENCE

95029

Box 8 cg

THIS
WIL
221C
NAS

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ar

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

RECEIVED OF _____

FOR _____

BOOK 7036 PAGE 862

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

1068[illegible].00- CAMT.
296.00 CSTAX
.50 PRFEE
6.00 MDED
CHECK 303.30-
4632AT [illegible]/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62056

IDENTIFICATION REFERENCE

Nov 11 10 42 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 10642