file box 8/jcb

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

BOOK 7079 PAGE 321

ADDRESS NEW OWNER:
Charles N. Martin, Jr.
109 Clarendon Avenue
Nashville, TN. 37205

MORTGAGEE:
Third National Mortgage Company
P. O. Box 2628
Nashville, Tennessee 37219

MAP-PARCEL NUMBERS:
116-10-13
BM-06075

WARRANTY DEED

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, Bryan N. Byrnes and wife, Kathleen M. Byrnes hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles N. Martin, Jr., unmarried 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 the westerly 80 feet of Lot No. 2 and Lot No. 3 on the plan of Johnson Bransford's Resubdivision of Lots 1, 2, 3 and 4 in Belle Meade Subdivision, of record in Book 547, page 168, Register's Office for said County.

SAID Lot No. 3 and portion of Lot No. 2 together front 180.00 feet on the southerly margin of Claredon Avenue and extends back 129 feet 8 inches, more or less, on the easterly line and 138 feet on the westerly line and dead line in the rear, measuring 180 feet thereon.

Being the same property conveyed to Bryan N. Byrnes and wife, Kathleen M. Byrnes by deed from Mac E. Ozier and Bonnie B. Ozier of record in Book 5971, page 763, Register's Office for Davidson County, Tennessee.

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

This is (~~an~~ improved property, known as 109 Clarendon Avenue, Nashville, TN. 37205.

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 19th day of December, 19 86

Kathleen M. Byrnes

Kathleen M. Byrnes

Bryan N. Byrnes

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of December, 19 86, before me personally appeared Bryan N. Byrnes and wife, Kathleen M. Byrnes, 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 he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7079 PAGE 325

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 $ 450,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 19th day of December, 1986.

My Commission Expires: Nov 1, 1987

_____
Notary Public

CHRISTY K. WILKINS IVEY NOTARY PUBLIC AT LAW

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
DEC 23 1 35 PM '86

IDENTIFICATION REFERENCE

010997

WARRANTY DEED

from:
Bryan N. Byrnes and wife, Kathleen M. Byrnes

to:
Charles N. Martin, Jr., unmarried

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

TN-26101

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

RECEIVED OF _____

FOR BOOK 7079 PAGE 326

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7601 I.D.

IDENTIFI REFERENCE

Dec 23 1 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26301