BOOK 7209 PAGE 26

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$32,900.00 Affiant Howard H. Martin

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 87

Notary Public

MY COMMISSION EXPIRES: 2-2-90

(AFFIX SEAL)

File # 20547
Loan # 2478

Box 7

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOWARD H. MARTIN (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 106-13-0
322 Leafland Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 193
Nashville, Tn 37210 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	6DA 16277

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, BI RITE FOODS, INC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOWARD H. MARTIN, unmarried

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 easterly 50 feet of Lot No. 17 on the Plan of Sadler Place, Section 9, as of record in Book 2083, Page 77, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 17 fronts 50 feet on the northerly side of Leafland Avenue and runs back 100 feet, more or less, on the westerly line with the easterly margin of Oakland Avenue (now closed) as showsn on the Plan of Sadler Place, of record in Book 332, page 32, said Register's Office and 129.9 feet on the easterly line to the southerly margin of the N. C. and St. L. Railroad right-or-way measuring 50 feet, more or less.

BEING the same property conveyed to Bi-Rite Foods, Inc. by deed from James H. Gamble eatux Frankie N. Gamble of record in Book 6921, Page 127, Register's Office for Davidson County, Tennessee.

16968

IDENTIFICATION REFERENCE

APR 20 3 56 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

CHECK ONE: This is unimproved ( ) X improved ( ) property known as 322 Leafland Avenue, Nashville, Tn 37210
(House Number) (Street) (P.O. Address) (City or Town) (State)

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, except as 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 their hand s this 14th day of April, 19 87

BI RITE FOODS, INC
By: Albert P. Fulton, Pres.

37.50

BOOK 7209 PAGE 27

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Albert P. Fulton

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the BI RITE FOODS, INC a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 19 87.

Commission Expires 2-19-87 _____Notary Public

WARRANTY DEED

FROM

BI RITE FOODS, INC

TO

HOWARD H. MARTIN

Saturn & Mazer, Attorneys
Row 1
Box 7

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

RECEIVED OF _____

FOR _____

BOOK 7209 PAGE 28

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

38900.00 CAMT
92.12 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 98.62
6090A04/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16968

IDENTIFICATION REFERENCE

APR 20 3 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71685