THIS INSTRUMENT PREPARED BY:
James C. Dale, III, Attorney
P. O. Box 2868
Nashville, TN 37219

Mail

WARRANTY DEED

BOOK 7264 PAGE 225

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Leo Santoro (NAME)	Same (NAME)	60-12-131
141 Neese Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Dollars ($10.00) ---------- *DOLLARS*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the execution of a Deed of Trust Note in the original principal amount of Sixty-Six Thousand Dollars ($66,000.00), with monthly installments of Seven Hundred Nine and 25/100 Dollars ($709.25), inclusive of interest at the rate of ten percent (10%), and secured by a Deed of Trust, likewise of even date herewith, Mary Ann Coggin Martin, and husband, Thomas R. Martin, Jr.

3498.6

IDENTIFICATION REFERENCE

JUN 10 12 55 PM '87

FELIX Z. MILLS, REGISTER
DAVIDSON COUNTY, TN

have bargained and sold, and by these presents do transfer and convey unto the said Leo Santoro his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 5 on a map showing a re-subdivision of Lots 4 and 5 on the map of W. H. Dodds' Subdivision, as of record in Book 161, page 16, Register's Office for said county, said re-subdivision being of record in Book 5190, page 688, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin located in the eastern margin of the right-of-way of Dickerson Road 195 feet south of the center line of Alhambra Circle, thence leaving said right-of-way south 71 degrees 3 minutes east 230 feet to a point; thence north 18 degrees 38 minutes east 84.09 feet to an iron pin; thence north 71 degrees 3 minutes west 137.25 feet to a point; thence south 18 degrees 38 minutes west 0.75 feet to a point; thence north 71 degrees 3 minutes west 1.05 feet to a point; thence north 18 degrees 38 minutes east 0.75 feet to a point; thence north 71 degrees 3 minutes west 91.70 feet to an iron pin in the eastern margin of the right-of-way of Dickerson Road; thence with said right-of-way south 18 degrees 38 minutes west to the point of beginning.

Being a portion of the property conveyed to Mary Ann Coggin Martin by deed from William E. Coggin and wife, Carmel A. Coggin, of record in Book 4882, page 775, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 82,500.00

Leo Santoro
Affiant

Subscribed and sworn to before me, this the 2nd day of June, 19 87

My commission expires 10/24/88 (Affix Seal)

Notary Public

BOOK 7264 PAGE 226

This is unimproved ( ) improved (X) property, known as 2521 Dickerson Road, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town)

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 *his heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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 for 1987 metropolitan property taxes, a lien, but not yet due and payable.

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* Grantee *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 2nd *day of* June, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Ann Coggin Martin
MARY ANN COGGIN MARTIN

Thomas R. Martin Jr.
THOMAS R. MARTIN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Diana L. Rush, a Notary Public in and for said County and State, the within named Mary Ann Coggin Martin and husband, Thomas R. Martin, Jr.

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 19 87.

Diana L. Rush, Notary Public.

Commission Expires 10/24/88

STATE OF
COUNTY OF

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, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

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

RECEIVED OF _____

FOR _____

BOOK 7264 PAGE 228

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
			0250 .00- CAMT.	
			231.00 STAT	
			.50 PRFE	
			9.00 MISC	
			CHECK 240.50-	
			7605A06/10/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3498 B.

IDENTIFI REFERENCE

JUN 10 12 59 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 91938