BOOK 7494 PAGE 020

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTURAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

John R. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 1988

Notary Public

MY COMMISSION EXPIRES: 5-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STINNETT & WILKINSON, Attorneys at Law, P.O. Box 125, 106 Frev St., **Ashland City, TN 37015**
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Martin et ux (NAME)	Same (NAME)	Map 92-13
Rt. 5 Cheatham Dam Rd. Box 3 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 146
Ashland City, Tn. 37015 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Zula M. Walker, a widow, and Don J. Walker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Martin and wife, Bonnie J. Martin

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:

BEING Lot No. 12 of Block 12 on the Map of Charlotte Park Company's Second Addition, as of record in Book 57, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the southerly side of Park, formerly First Avenue, and runs back between parallel lines, with the easterly margin of 37th Avenue North, formerly Pilcher Street, 150 feet to an alley.

BEING the same property conveyed to Zula M. Walker and her son, Don J. Walker, by deed from R. Wallace Bryant and wife, Ollie Bryant, of record in Book 5140, page 197, Register's Office for Davidson County, Tennessee.

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14005

IDENTIFICATION REFERENCE

MAR 21 8 35 AM '88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 3521 (House Number) Park Ave. (Street) Nashville, (P.O. Address) Tn. (City or Town) 37209 (Postal Zip)

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. 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 our hand s this 17th day of March, 19 88

Zula M. Walker

Don J. Walker

STATE OF TENNESSEE
Cheatham County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zula M. Walker and Don J. Walker

the bargainor s, 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 Ashland City, Tennessee, this 17th day of March, 1988.

Commission expires 10-25-88

James W. Stinnett, Jr.
Notary Public

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he/they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

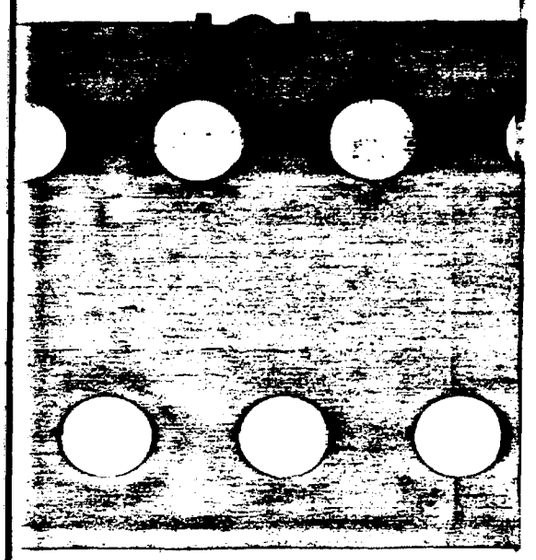
My commission expires _____

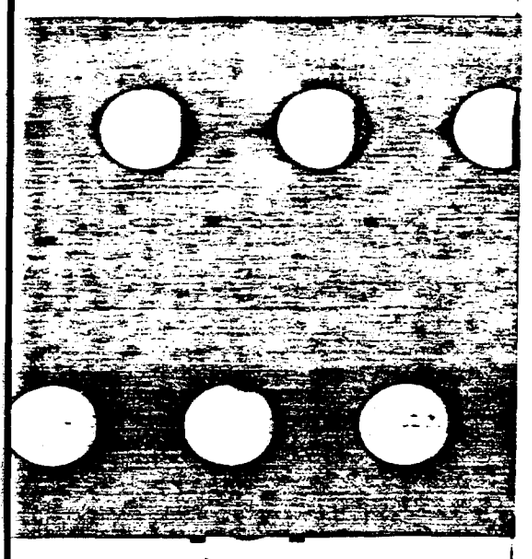
_____
Notary Public

WARRANTY DEED

FROM
ZULA M. WALKER, a widow, and
DON J. WALKER, unmarried

TO
JOHN R. MARTIN and wife,
BONNIE J. MARTIN





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	5000.00
CON TX	14.00
PRFEE	0.50
WDEED	6.00
TOTAL	20.50
CHECK	20.50

03/21/88 01 08:39 0001 7561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14005

IDENTIFICATION REFERENCE

MAR 21 8 35 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 72158