This instrument prepared by:

John Robert Martin and
L. H. Melton

Robert L. Perry, Jr.
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P. O. Box 82
Ashland City, Tennessee 37015

MAP: 68

PARCEL: 62

TO: Samuel C. Huddleston
Route 3 Box 174A
Hydes Ferry Rd.
Nashville, Tennessee 37218

SEND TAX BILLS TO SAME

MAIL ESN.

SEP 30 10 41 AM '98
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.2 3 38

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, John Robert Martin and L. H. Melton, Grantors herein; have bargained and sold and by these presents do convey unto Samuel C. Huddleston, Grantee herein, his heirs and assigns, a certain parcel of real property situated in the 13th Civil District of Davidson County, Tennessee, and being described as:

2505 09/30 0101 03CHECK 38.87

BEING Tract No. 4 of Melton Property of a 1973 survey by Jack R. Underwood, R.L.S. No. 420, AND BEING more particularly described as follows: BEGINNING at a concrete monument in the northern margin of Old Hydes Ferry Pike, said point being the southwest corner of this tract and the southeast corner of Tract No. 3 on said survey; thence with the east line of said Tract No. 3 North 8° 36' 29" east 914.81 feet to a fence stake or post being the northwest corner of this tract and the northeast corner of said Tract No. 3; thence south 86° 45' east 326.43 feet to a point in the western margin of a 50 foot right of way lying between this tract and Tract No. 5 on said survey thence with said margin of said right of way south 15° 30' 55" west 935.58 feet to a point at the intersection of said margin of said right of way and said northern margin of the right of way for Hydes Ferry Pike; thence with said margin of said Pike in a westerly direction 212.97 feet to the point of beginning and containing 5.66 acres, more or less.

BEING a part of the same land conveyed to John Robert Martin and L. H. Melton by deed of record in Book 4707 at Page 667 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a T.V.A. transmission line easement appearing on said survey as 150 feet in width.

Bonnie J. Martin and Martha Melton join in this instrument to convey such homestead or other marital interest as they may have in the hereinabove described property as the wives of John Robert Martin and L. H. Melton, respectively.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF We have hereunto set our hands this the 14 day of March, 1988.

John R. Martin
JOHN ROBERT MARTIN

L. H. Melton
L. H. MELTON

Bonnie J. Martin

Martha Melton
MARTHA MELTON

STATE OF TENNESSEE §
§ ss.
COUNTY OF Cheatham §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, L.H. Melton, and wife, Martha Melton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14 day of March, 1988.

Robert Hodges
NOTARY PUBLIC

My Commission Expires: 2-11-90

STATE OF TENNESSEE §
§ ss.
COUNTY OF Cheatham §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Robert Martin and wife, Bonnie J. , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.
WITNESS my hand, at office, this the 14 day of March, 1988.

Robert H. Allen
NOTARY PUBLIC

My Commission Expires: 7-11-90

STATE OF TENNESSEE §
§ ss.
COUNTY OF CHEATHAM §

The actual consideration or value of property, (whichever is greater) is $8,950.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

GRANTEE

SWORN TO and subscribed before me
this the 17th day of March, 1988.

Eunice Miller
NOTARY PUBLIC

My Commission Expires: 9-9-89

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7665 PAGE 937

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	8950.00
CON TX	29.37
PRFEE	0.50
WDEED	9.00
TOTAL	38.87
CHECK	38.87

09/30/88 01 10:44 0001 2505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2338

IDENTIFICATION REFERENCE

SEP 30 10 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139443