American [illegible]er
Nashville, Tennessee 37238
00259005
BOX 35

WARRANTY DEED

BOOK 7789 PAGE 738

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toni Karen Neeley (NAME)	First Union Mortgage (NAME)	Map 104-6
3204 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	6060 Poplar Street (STREET ADDRESS)	PARCEL 223
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Memphis, TN 38119 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Toni Karen Neeley and husband, Thomas P. Neeley and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

John Henry Martin and wife, Nerva Martin

have this day bargained and sold, and do hereby transfer and convey unto the said Toni Karen Neeley and husband, Thomas P. Neeley

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 89 on the Map of R.W. Grizzard's Subdivision of the Bosley Land, not of record, and described as follows:

Beginning at a point on the north margin of Orient Circle, now Acklen Avenue, at the corner of Lots 89 and 90, being 267 1/2 feet east of the easterly margin of Marlborough Avenue; thence with the line between said lots, northerly 150 feet to the south margin of an alley; thence with the margin of the same easterly 38 feet to the corner of Lots 88 and 89; thence with the line between said lots, southerly 150 feet to the north margin of Orient Circle, now Acklen Avenue; thence with the margin of the same, westerly 60 feet to the point of beginning.

Being the same property conveyed to John Henry Martin and wife, Nerva Martin by deed from Mildred S. Paris of record in Book 3458, page 584, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Subscribed and sworn to before me this the 8th *day of* March *19* 89

My commission expires: Jan 23, 1993 *(Affix Seal)*

Affiant Toni Karen Neeley

Notary Public Cynthia Odell

unimproved ( )
This is improved ( ) property, known as 3204 Acklen Avenue, Nashville, TN 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 8th *day of* March *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John H Martin
John Henry Martin

Nerva Martin
Nerva Martin

Henry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* John Henry Martin and wife, Nerva Martin, *the within named bargainor*S, *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 and official seal at Nashville, *Tennessee, this* 8th *day of* March, *19* 89.

Cynthia O'Dell *Notary Public*

Commission expires Jan. 23, 1993

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 (or proved to me on the basis of satisfactory evidence), 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 _____

FILED & RECORDED
FRANKLIN COUNTY, TENN.
Mar 9 3 24 PM '89

IDENTIFICATION REFERENCE

15187

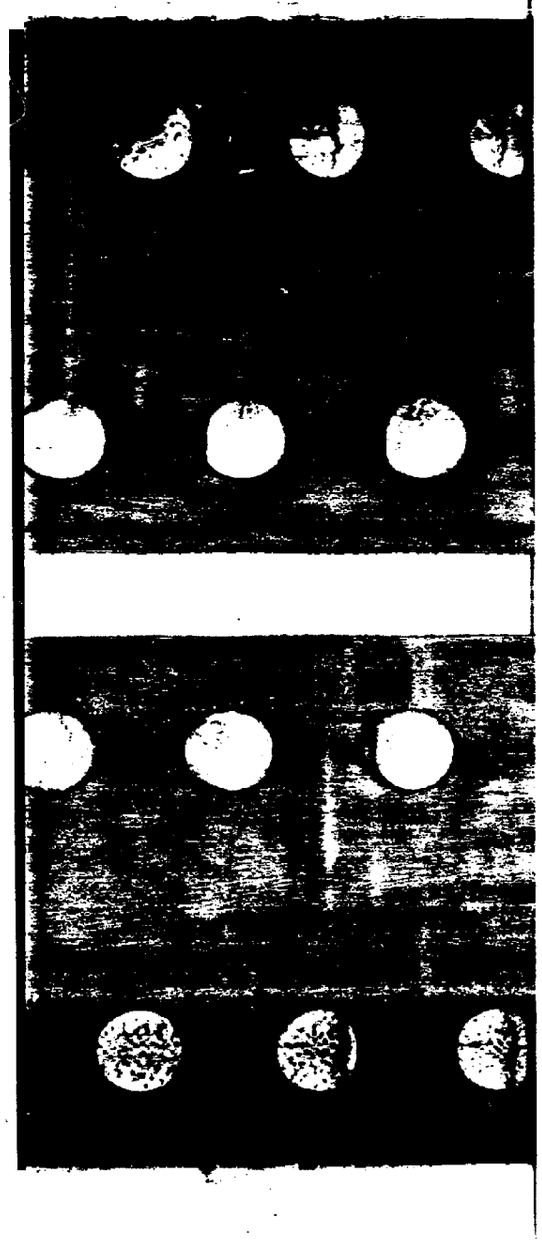
4263 03/09 0101 03CHECK 163.25

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

RECEIVED OF _____

FOR _____

BOOK 7789 PAGE 740

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 47500.00
CON TX 156.75
PRFEE 0.50
WDEED 6.00
TOTAL 163.25
CHECK 163.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/09/89 01 1996 0001 4263

I 5 1 8 7

IDENTIFICATION REFERENCE

MAR 9 3 24 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 188811