File #

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Dwight D. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF August, 19 89

Notary Public

MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Dwight D. Martin (NAME)	(NAME) Same	BOX 11
1702 Jefferson St. (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	81-15-590

FOR AND 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, Elizabeth J. Scales, unmarried, a/k/a Elizabeth Jones Scales

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dwight D. Martin and William Patton, Jr.

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:

SEE Attachment

5861 6

IDENTIF. REFERENCE

AUG 17 10 10 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

6654 08/17 0101 03CHECK 76.00

unimproved ( )
This is improved (X) property, known as 1702 Jefferson St., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (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 my hand this 14th day of August, 19 89

Elizabeth J. Scales — Elizabeth Jones Scales

Elizabeth J. Scales

Elizabeth Jones Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth J. Scales, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 19 89.

Commission expires November 10, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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
Elizabeth J. Scales
TO
Dwight D. Martin and William Patton

RETURN TO:
LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

ATTACHMENT

Land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 1 in W. H. McNairy's plan of Lots, as of record in Book 30, page 468, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County, Surveyor, March 29, 1934, as follows:

BEGINNING on the northerly margin of Jefferson Street 31 feet westerly from the westerly margin of 17th Avenue North, being Pinkston's southwest corner; thence with the northerly margin of Jefferson Street, westerly 39 feet to Payne's southeast corner; thence with Payne's easterly line, northerly 146 feet, more or less, to the southerly margin of an alley; thence easterly with the southerly margin of said alley, 39 feet to Pinkston's northwest corner; thence southerly, with Pinkston's westerly line 146 feet, more or less, to the beginning.

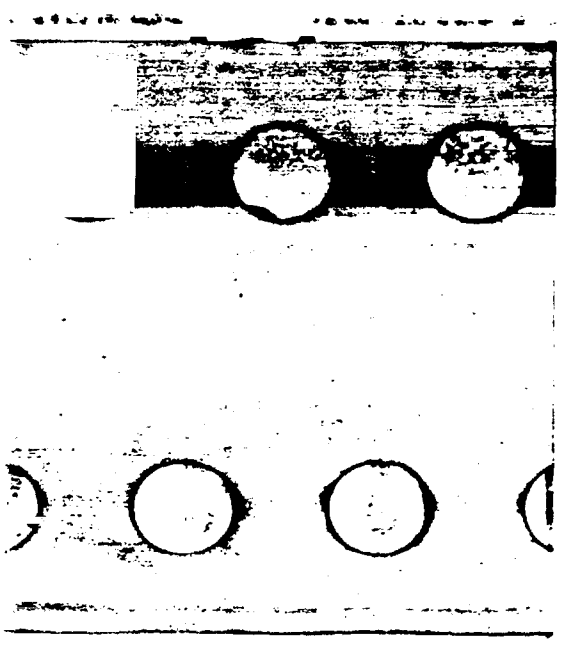
INCLUDED in the above description, but specifically EXCLUDED therefrom is property conveyed to the State of Tennessee, by deed from James R. Scales and wife, Elizabeth Jones Scales, of record in Book 4135, Page 452, Register's Office for said County, described as follows:

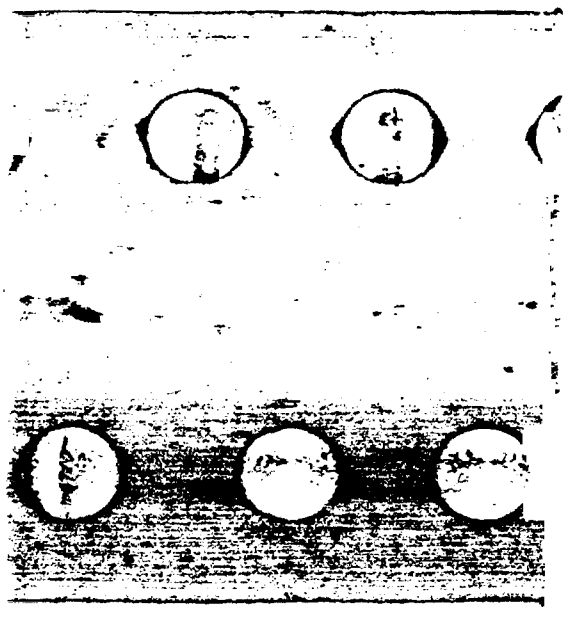
BEGINNING at the northeasterly corner of certain tract of land conveyed to James R. Scales and wife, as of record in Book 2018, page 19, Register's Office for Davidson County, Tennessee, said corner also being the northwesterly corner of a certain tract of land conveyed to Noah McKay and wife, of record in Book 669, page 61, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land, S 16 degrees 35 minutes 27 second E 64.73 feet to a point; thence S 66 degrees 47 minutes 32 seconds W 39.26 feet to a point on the common line of said Scales tract, and a certain tract of land conveyed to William H. Robin and wife, and Laurence A. Grossman and wife, as of record in Book 3179, page 517, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts of land, N 16 degrees 35 minutes 27 second W 69.30 feet to a point in the southerly margin of an alley, said point being the common corner of the last two mentioned tracts; thence with the southerly margin of said alley, N 73 degrees 29 minutes 27 seconds E 39 feet to the point of beginning.

Containing 2,614 square feet more or less.

Being part of the same property conveyed to James R. Scales and wife, Elizabeth Jones Scales, by deed from Mrs. Georgia A. Moore, of record in Book 2018, page 19, Register's Office for Davidson County, Tennessee.

The said James R. Scales having since died.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7917 PAGE 16

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 20000.00
CON TX 66.00
PRFEE 1.00
WDEED 9.00
TOTAL 76.00
CHECK 76.00

08/17/89 01 10:12 0001 6654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58616

IDENTIF. REFERENCE

AUG 17 10 11 AM '89

FELIX Z. WILSON TIREGISTER
DAVIDSON COUNTY TN.

No. 239918