BOOK 8003 PAGE 301

FILE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,073.31

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 89

Notary Public

MY COMMISSION EXPIRES: 5-20-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby G. McDonald (NAME)	CityFed Mortgage Company (NAME)	15DZ 9200
1150 Shelton Avenue (ADDRESS)	30 Warder Street (ADDRESS)	MAP 72-3
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	PARCEL 356

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, Walter Richard Martin and wife, Catherine Rose Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby G. McDonald

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:

Land in Davidson County, Tennessee, being the East part of Lot No. 59 on the Map of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 59 fronts 69 feet on the southerly side of Shelton Avenue and runs back between parallel lines, 192.75 feet, more or less, on the West line and 189.75 feet on the East line, along the westerly margin of Katherine Street to a dead line in the rear on which it measures 69 feet.

Being the same property conveyed to Walter Richard Martin and wife, Catherine Rose Martin, by deed from William O. Lucas, Jr. and wife, Dorothy R. Lucas, of record in Book 6790, page 468, Register's Office for Davidson County, Tennessee.

*including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $54,476.00 payable to CityFed Mortgage Company and secured by a Deed of Trust of record in Book 6790, page 471, Register's Office for Davidson County, Tennessee, to which reference is made for complete terms and conditions;

3947 12/12 0101 03CHECK 208.63

unimproved ( )
This is improved (X) property, known as 1150 Shelton Avenue, Nashville, Tennessee 37216
(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 our hand S this 8th day of December, 19 89

Walter Richard Martin

Walter Richard Martin

Catherine Rose Martin

Catherine Rose Martin

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

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 Walter Richard Martin and wife, Catherine Rose Martin

the 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 Madison, Tennessee, this 8th day of December, 19 89

Commission expires 5-30-92

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

88682

IDENTIF. TREFERENCE

DEC 12 11 59 AM '89

FEE $ _____
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

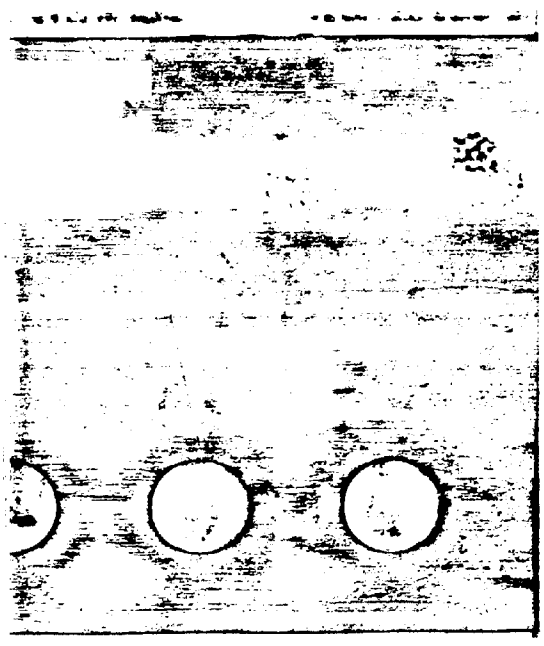
Walter Richard Martin and wife,
Catherine Rose Martin

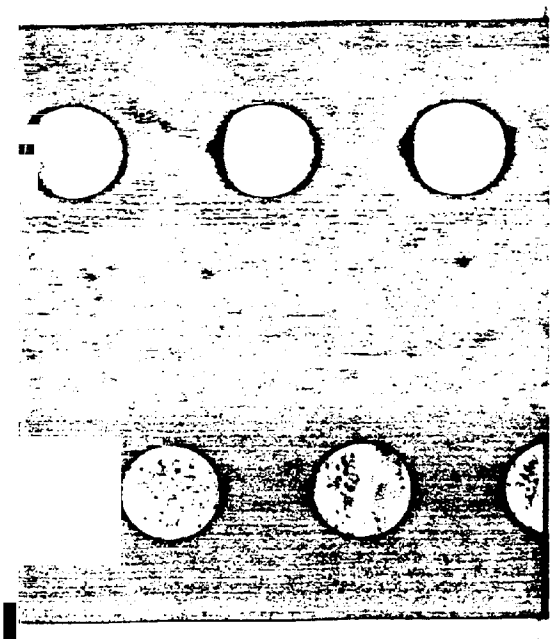
TO

Bobby G. McDonald

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8003 PAGE 303

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 61073.31
				CON TX 201.63
				PRFEE 1.00
				WDEED 6.00
				TOTAL 208.63
				CHECK 208.63

12/12/89 01 11:57 0001 3947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88682

IDENTIF. REFERENCE

DEC 12 11 59 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 274897