BOOK 8182

FORM No. WD-1

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,200.00

Charles Joseph Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 19 90

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME		ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS		SEND TAX BILLS TO		MAP-PARCEL NUMBERS
Charles Joseph Martin, Jr.		First Republic Mortgage		52-5
(NAME)		(NAME)		
883 Idlewild Drive		2090 Hewitt Avenue		195.00
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Madison, TN 37115		Kettering, Ohio 45440		11D 77800
(CITY) (STATE) (P.O. ZIP)		(CITY) (STATE)	(ZIP)	

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, Charlie W. Mayberry and wife, Juanita B. Mayberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Joseph Martin, Jr. and wife, Valerie Jean 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 part of Lot No. 9 on the Map of the Chadwell Place, as of record in Book 547, page 60, Register's Office for said County, and described according to a copy of a survey thereof made by Harvey Gee, October 19, 1948, as follows: Beginning at an iron pin on the northerly margin of Idlewild Avenue at the southeast corner of the property conveyed to Calvin H. Watkins and wife, by deed of record in Book 1556, page 481, Register's Office for said County; thence along Idlewild Avenue S 52 deg. 30' W 87.5 feet to the northeast corner of the property conveyed to Ernest E. Tomlinson, Jr. and wife, by deed of record in Book 1514, page 251, said Register's Office; thence along Tomlinson's line and along a hedge and fence, N 36 deg. 20' W 265 feet to a fence post; thence along a fence N 52 deg. 5' E 76.2 feet to an iron pin at the southwest corner of the Calvin H. Watkins lot; thence along the line of Watkins, S 40 deg. 20' E 263 feet to the beginning.

Being the same property conveyed to Charlie W. Mayberry and wife, Juanita B. Mayberry by deed from Mary M. Chaney, unmarried, of record in Book 2107, page 93, Register's Office, Davidson County, Tennessee.

52341

IDENTIFICATION REFERENCE

Aug 27 8 36 AM '90

FEE & WILSON TN REGISTER DAVIDSON COUNTY, TN

RECORDER'S MEMO: Legibility of Writing, Typing or Printing on this Document Unsatisfactory When Received.

3370 08/27 0101 03CHECK 205.66

This is unimproved ( ) / This is improved (xx) property, known as 883 Idlewild Drive, Madison, TN 37115
(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 17th day of August 19 90

Charlie W. Mayberry

Juanita B. Mayberry

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, STEVEN G. WATERS, a Notary Public in and for said County and State, the within named Charlie W. Mayberry and wife, Juanita B. Mayberry

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 Nashville, Tennessee, this 17th day of August, 19 90

Commission expires

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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

Charlie W. Mayberry and wife,

Juanita B. Mayberry

TO

Charles Joseph Martin, Jr. and wife,

Valerie Jean Martin

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

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 60200.00
CON TX 198.66
PRFEE 1.00
WDEED 6.00
TOTAL 205.66
CHECK 205.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/27/90 01 08:40 0001 3370

52341.

IDENTIFICATION REFERENCE

Aug 27 8 36 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349762