File Box 29

BOOK 9199 PAGE 468

STATE OF TENNESSEE 4341-M
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

x Willis C. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 19 93

Notary Public

MY COMMISSION EXPIRES: 3/25/95

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willis Martin	New Owner	Map 58
(NAME)	(NAME)	Parcel 149
4482 Clarksville Hwy		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37218		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Frances M.K. Reeds, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willis Martin and wife, Barbara W. Martin

HEREINAFTER CALLED THE GRANGEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached

00793

RECEIVED FOR RECORD
93 DEC 28 AM 8:15
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

8442 12/28 0101 03CHECK 42.60

This is improved property known as Clarksville Hwy, Nashville, TN 37218

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 his hand s this 16th day of December, 19 93.

Frances M.K. Reeds
Frances M.K. Reeds

File No.: 4341-M

ATTACHMENT

Land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 4 in the subdivision of the Count R. Boyd Property, not of record, and as shown on the survey made by Hickerson-Miller, Engineers-Surveyors, April 29, 1959 and described according to said survey as follows:
Beginning on the easterly margin of U.S. Highway 41-A or Clarksville Highway southwestwardly 300 feet from the southwest corner of the property conveyed, by deed, to R.B. Beal and wife, from Homeland, Inc., of record in Book 1129, page 368, Register's Office for Davidson County, Tennessee, being the corner of Tracts Nos. 3 and 4, on said unrecorded plan, thence with the line between said Tracts Nos. 3 and 4 southeastwardly 670 feet, more or less, to the southeast corner of said Tract No. 3; thence South 9 deg. 20' West 104 feet, more or less, to the corner of Tract Nos 4 and 5 on said unrecorded plan; thence with the line between said Tract Nos. 4 and 5 northwestwardly 713 feet, more or less, to the easterly margin of said Highway; thence with same northeastwardly 100 feet to the beginning.
Being the same property conveyed to Frances M.K. Reeds by deed from Leo Saad of record in Book 6547, page 874, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE REFERENCED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED is the property conveyed to the State of Tennessee by deed from Frances M.K. Reeds of record in Book 8238, page 340, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the existing southeast margin of Clarksville Pike and the north boundary of the Willis C. Martin property; thence with said existing margin northeasterly 100 feet, more or less to a point; thence with the south boundary of the Wylda J. Parker property South 55 deg. 58' 42" East 200.12 feet to a point; thence with the proposed southeast margin of State Route 155 South 64 deg. 54' 45.3" West 116.52 feet to a point; thence with said north boundary North 55 deg. 58' 42" West 138.87 feet to the point of beginning and containing 0.39 acres.

INCLUDED IN THE ABOVE REFERENCED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7681, page 171, Register's Office for Davidson County, Tennessee, described as follows:

A 20 foot permanent easement across a portion of the Frances M.K. Reeds property; the centerline of said easement being more particularly described as follows:

Beginning at a point in the northeasterly line of the aforesaid property, said point being southeastwardly 156 feet, more or less, from the northerly corner (southeasterly right-of-way of Clarksville Hwy) of the aforesaid property; thence southwestwardly 17 feet, more or less, to a point; thence southwestwardly 85 feet, more or less, to a point in the southwesterly line of the aforesaid property, said point being southeastwardly 175 feet, more or less, from the westerly corner (southeasterly right-of-way of Clarksville Hwy) of the aforesaid property.

This conveyance is made subject to 1992 taxes and subsequent years, easements right-of-ways and restrictive covenants of record.

4341-M

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

Frances M.K. Reeds, Unmarried

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 16th day of December, 19 93.

My commission expires March 25, 1995

Notary Public

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 8000.00
ERR CO
MAMT 8000.00-
CAMT 8000.00
CON TX 29.60
PRFEE 1.00
WDEED 12.00
TOTAL 42.60
CHECK 42.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/28/93 01 10:16 0001 8442

00793
IDENTIFICATION REFERENCE

93 DEC 28 AM 10:15
REGISTER
DAVIDSON CO. TENN.

No. 738393