Box 1

BOOK 9358 PAGE 675

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Ron Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF May 1994

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Martin	OWNER	105-03-0
(NAME) 1233 A & B 3rd Avenue So.	(NAME)	227
(ADDRESS) Nashville, TN 37210	(ADDRESS)	15W-03-0227
(CITY) (STATE) (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, William D. Epley and wife, Barbara S.Epley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Maurice 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:

Land in Davidson County, Tract 3, being part of Lot 12 on the Plan of John Nelson's Addition to South Nashville, of record in Book 2, page 182, Register's Office for Davidson County, Tennessee described as follows:

BEGINNING at a point in the west margin of Third Avenue, South, 17.6 feet north of the southeast corner of said Lot 12, being the northeast corner of the land conveyed to Nashville Gas and Heating Company by deed of record in Book 1643, Page 177; thence along their north line westerly 140 feet to a point; thence northerly 49.9 feet to a point; thence easterly 140 feet to the west margin of Third Avenue South; thence with the margin of the same, southerly 49.9 feet to the point of beginning.

Being the same property conveyed to William D. Epley and wife, Barbara S.Epley by deed of record in Book 7090, Page 546, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

94 MAY 27 AM 9:28
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

54711
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 1233 A & B 3rd Avenue So., Nashville, TN 37210
(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 hands this 26th day of May 1994

William D. Epley

Barbara S.Epley

DCTN01WC

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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 William D. Epley and wife, Barbara S.Epley

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 Antioch, Tennessee, this 26th day of May 19 94

Commission expires October 9, 1995

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_____ .

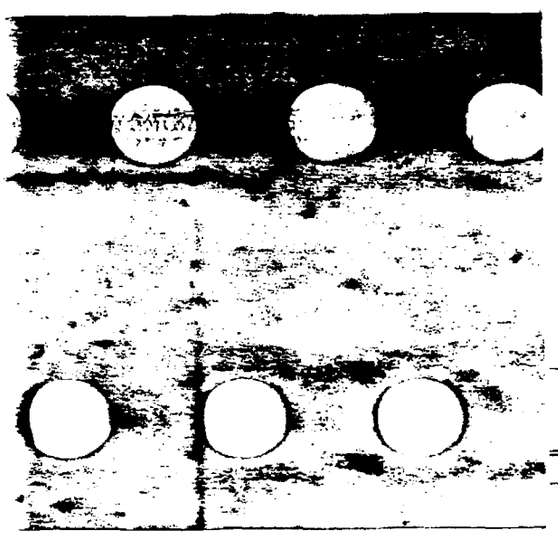
My commission expires _____

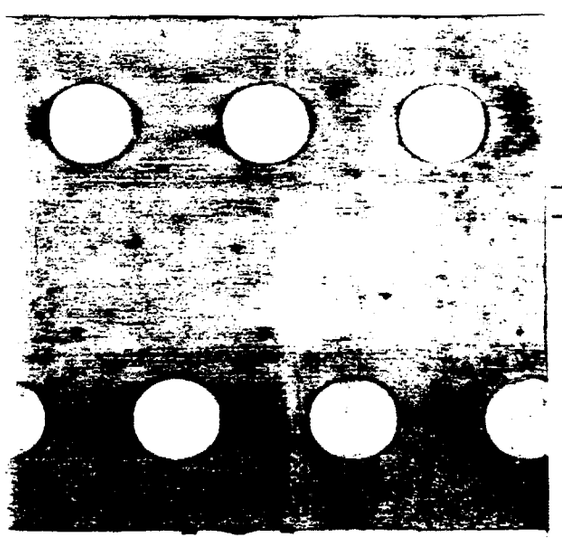
Notary Public

1129 05/27 0101 03CHECK

64.50

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9358 PAGE 677

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
				CAMT 15000.00
				CON TX 55.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 64.50
				CHECK 64.50
05/27/94	01			09:28 0001 1129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54711
IDENTIF. ↑ REFERENCE

94 MAY 27 AM 9:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 796098