PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8745

W & I Ref: (cmw) (Title No: 35369)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 118500.00

Affiant

Sworn and subscribed before me this 30th day of June, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Aaron C. Martin 2810 West Linden Avenue Nashville, TN 37212	Leader Federal Bank for Savings P.O. Box 2926 Memphis, Tennessee 38101-2926	104-14-97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martin R. Burns and spouse, Georgeana Burns,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron C. Martin, and spouse, Daphne C. Martin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the South 150 feet of Lot No. 64 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County. Said part of said lot fronts 70 feet on the north side of Sunset Avenue, now called West Linden Avenue, and runs back between parallel lines along the east margin of 29th Avenue South, 150 feet to a dead line.

BEING the same property conveyed to Martin R. Burns and wife, Georgeana Burns, by deed from Martin Joseph Burns, Sr., a widower, of record in Book 7376, page 259, said Register's office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

94 JUL -1 AM 10:32
DAVIDSON COUNTY, TN.
55812

This is improved property, known as: 2810 West Linden Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 1994.

Martin R. Burns

Georgeana Burns

State of Tennessee
County of Davidson

On this 30th day of June, 1994, before me the undersigned authority, personally appeared **Martin R. Burns** and **Georgeana Burns**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

2423 0 06/01/94 01:01 03CHECK 447.45

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9394 PAGE 722

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 118500.00		
			CON TX 438.45	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 447.45	
07/01/94	01	10:32 0001 2423	CHECK 447.45	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66842
IDENTIF. & REFERENCE

94 JUL -1 AM 10:32
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809083