First Title & Escrow Co., Inc
File Box #38

WARRANTY DEED

BOOK 9477 PG 684

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12803

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PEGGY A. SAMS	(New Owner)	Map 105-11
(NAME)	(NAME)	
1816 Martin Street		Parcel 107
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(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, MARY LOU SMITH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY A. SAMS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 southerly 50 feet of the northerly 250 feet of the northerly 308.9 feet of the easterly 156 feet of Lot No. 13 on the map of Joseph W. Horton's Property, as of record in Plan Book 1, page 44, of the Chancery Court at Nashville, described as follows;

Beginning at a point in the easterly margin of Martin Street 58.9 feet north of the northeast corner of Wedgewood Avenue and Martin Street, as measured along the easterly margin of said Martin Street; thence with the easterly margin of Martin Street, northerly 50 feet; thence south 87 1/2 degrees east 156 feet to a point; thence south 2 degrees west 50 feet to a point, Hester's northeast corner; thence with Hester's north line, north 87 1/2 degrees west 156 feet to the beginning.

Being the same property conveyed to Earl R. Smith and wife, Mary Lou Smith by deed from Ernestine Fall Hunt of record in Book 3339, page 121, said Register's Office, the said Earl R. Smith having conveyed his interest to Mary Lou Smith by quitclaim deed of record in Book 5335, page 147, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Plan Book 1, page 44, Chancery Court at Nashville, Tennessee.

94920

IDENTIF. ↑ REFERENCE

94 SEP 29 AM 8:41
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1816 Martin Street, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of September, 94

Mary Lou Smith
MARY LOU SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9477 PG 685

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LOU SMITH

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of September, 19 94.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Peggy A. Sams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 19 94.

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

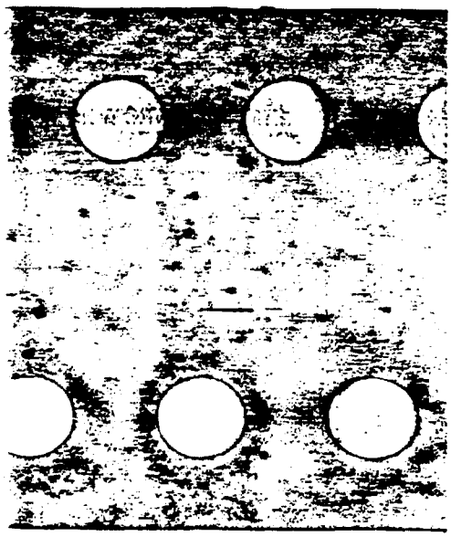
WARRANTY DEED

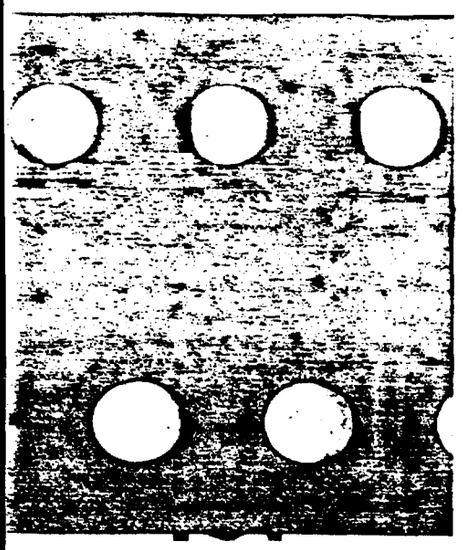
FROM MARY LOU SMITH

TO PEGGY A. SAMS

2788 09/29 0101 CHECK 175.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 928
BRENTWOOD, TENNESSEE 37024-0928





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9477 PG 686

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
			09/29/94 01	08:41 0001 2788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94920
IDENTIF. ↑ REFERENCE

94 SEP 29 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839047