FILE NO. 33020
FILE BOX "7"

BK 9528 PG 841

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 19 94

Notary Public

MY COMMISSION EXPIRES: 7/5/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LORETTA W. MARTIN (NAME)	S A M E (NAME)	72-7-257
2349 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DZ-31870
Nashville, TN 37216 (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, I, SARA ANN TIPPETT BROWN, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LORETTA W. 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, Tennessee, being Lot No. 51 and the northerly one-half of Lot No. 52, on the unrecorded plan of the R. M. Dudley 30-acre tract described according to a survey made by W. B. Southgate, Surveyor, April, 1936.

BEGINNING on the easterly margin of Riverside Boulevard, at the corner of Lots 50 and 51; thence with the line between said two lots eastwardly 183 feet to the westerly margin of an alley; thence with said margin southwardly 94 feet to a point; thence westwardly 189 feet, more or less, to the easterly margin of Riverside Boulevard; thence with said margin, northwardly 75 feet to the point of beginning. The said Riverside Boulevard having since been changed to Riverside Drive.

BEING the same property conveyed to Sara Ann Tippett Brown by Final Divorce Decree from Sam Wesley Brown of record in Book 4358, page 941; and by deed from Ella Marie Whitlow, of record in Book 3948, page 851, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 2349 Riverside Drive, Nashville, Tennessee 37216
(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 my hand this 18th day of November, 19 94

Sara Ann Tippett Brown

SARA ANN TIPPETT BROWN

BOOK 9528 PG 842

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SARA ANN TIPPETT BROWN, Unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1994.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

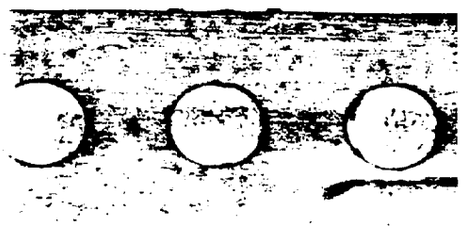
11638

IDENTIF. & REFERENCE

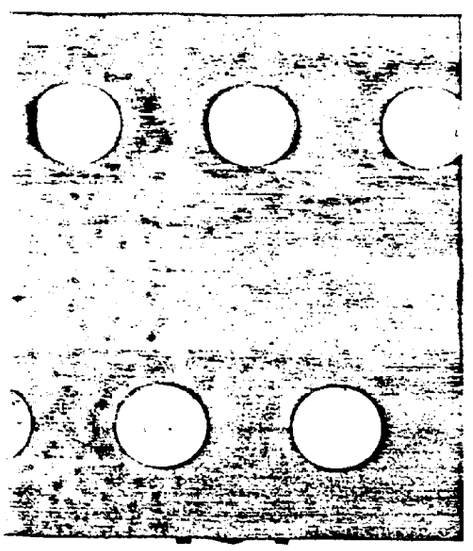
94 NOV 28 AM 9:28

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

6950 11/28 0101 03CHECK 168.10







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9528 PG 843

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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 8.00
TOTAL 168.10
BANK
CHECK 168.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/28/94 01 09:29 0001 6950

11638
IDENTIF. ◆ REFERENCE

94 NOV 28 AM 9:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 856993