BOOK 9588 PG 980

STATE OF TENNESSEE

COUNTY OF Davidson

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 19,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

David E. Martin
AFFIANT

Subscribed and sworn to before me this 26th day of January, 1995.

Barbara Whittle
NOTARY PUBLIC

BARBARA WHITTLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 11-22-97

NEW OWNERS

SEND TAX BILLS TO:
DAVID E.MARTIN AND
DENISE MARLATT MARTIN
502 TUCKAHOE DRIVE
MADISON, TN 37115

MAP - PARCEL NO. 32-00-0 089.00

95 FEB -6 AM 8:32

31879

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
LARRY D. CANTRELL
ATTORNEY AT LAW, P.C.
2016 - 8TH AVENUE SOUTH
NASHVILLE, TN 37204

MAIL ENV.

FROM: DOLLY HUDGENS MARTIN (WIDOW OF BILLY GENE MARTIN)

TO: DAVID E. MARTIN, AND WIFE DENISE MARLATT MARTIN

WARRANTY DEED

FOR AND IN CONSIDERATION of Gift and no monetary consideration the receipt of which is hereby acknowledged and other good and valuable considerations, I, **Dolly Hudgens Martin (a single person, widow of Billy Gene Martin)** hereinafter called the Grantor, have this day bargained and given and do hereby transfer and convey to **David E. Martin, and Wife Denise Marlatt Martin,** hereinafter called the Grantees, their heirs and assigns an undivided one half(1/2) interest as tenants in common in the following described

tract or parcel of land. Said interest being the undivided one half interest (1/2) of **Dolly Hudgens Martin** in the herein described property. It being the intention of the said **Dolly Hudgens Martin** that with the execution of this instrument that the herein described property be the sole and exclusive property of **David E. Martin and Wife Denise Marlatt Martin** as tenants in common each having a one half (1/2) undivided interest in the entire described tract. Same being situated in **Davidson County, State of Tennessee**, described as follows: To - Wit:

Land in the 10th Civil District of Davidson County, Tennessee, the same being more particularly described as follows:

Beginning at a steel pin (automobile axle) driven in the westerly edge of Brick Church Pike, being the southeasterly corner of this property and the northeasterly corner of the property of J.B. Jackson, and running thence with J.B. Jackson's line, North 86 Deg. 10' West 486.7 feet to an iron pin and South 53 Deg. 10' West 1,300 feet to an 14 inch elm tree in the corner of fences, Dicie Mason's line; thence with Mason's line North 20 Deg. 0' East 100 feet to an 18 inch red oak tree and North 31 Deg. 0' East 349 feet to an 8 inch hickory tree in the corner of fences, Jernigan's line; thence with Jernigan's line North 47 Deg. 0' East 110 feet to an 8 inch walnut; North 57 Deg. 0' East 150 feet to a 12 inch elm; North 54 Deg. 30' East 76 feet to an 8 inch walnut; North 40 Deg. 0'; East 294 feet to a 14 inch hickory; North 22 Deg. 0'; East 39 feet to 12 inch mulberry, and North 4 Deg. 25' East 84 feet to a 10 inch elm; thence running North 84 Deg. 0' East 716 feet to a point in the westerly margin of Brick Church Pike; thence with the westerly margin of Brick Church Pike South 21 Deg 14' East 198.7 feet to the point of beginning, containing 7.3 acres, more or less, according to a survey of Don Shanklin, Surveyor, dated March 28, 1967, being the same property conveyed to **Billy Gene Martin and wife, Dolly Hudgens Martin, by deed from Stanford W. Cato and wife, Betty Bowers Cato, of record in Book 4225, Page 772,** said register's Office and being the remaining undivided half of the said property. Half of the property having been previously conveyed to **David E. Martin and Wife Denise Marlatt Martin by Deed from Dolly Hudgens Martin, of record in Book 9430, Page 871**, said register's office.

TO HAVE AND TO HOLD the real property hereinabove described unto **David E. Martin, and Wife Denise Marlatt Martin,** their heirs and assigns, forever.

I Covenant with the said Grantees herein that I are lawfully seized and possessed of said real property hereinabove described in fee simple; that I have a good and lawful right to convey the same and that the same is not encumbered; and I bind myself, my heirs and representatives to forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This property is sold and conveyed subject to all recorded easements of record.

Witness my hand on this 26th day of January, 1995.

Dolly Hudgens Martin

Dolly Hudgens Martin, Grantor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Barbara Whittle, a **Notary Public** in and for said County and State, the within named **Dolly Hudgens Martin,** the bargainor, with whom I am personally acquainted, (or who proved her identity with identification sufficient to me) and who acknowledged that she executed the within instrument for the purposes therein contained.

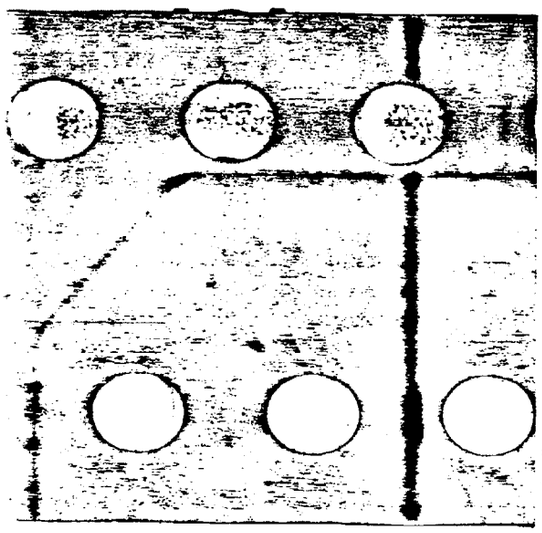
Witness my hand and official seal at Madison, Tennessee this 26th day of January, 1995.

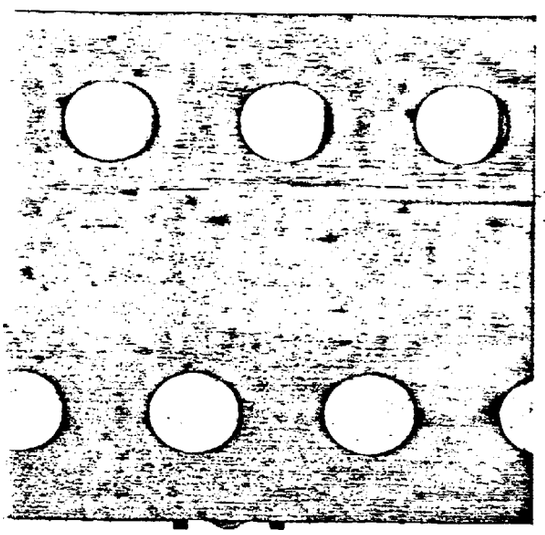
BARBARA WHITTLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Barbara Whittle

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9588 PG 983

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	19000.00
CON TX	70.30
PRFEE	1.00
WDEED	12.00
TOTAL	83.30
CHECK	83.30

02/06/95 01 08:33 0001 9213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31879
IDENTIFICATION REFERENCE

95 FEB -6 AM 8:32

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 878959