47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,233.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geary L. Staton (NAME)	BancBoston Mortgage Corporation (NAME)	MAP 22
2952 Claylick Road (ADDRESS)	P. O. Box 44090 (ADDRESS)	PARCEL 154
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Jacksonville, Florida 32231 (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, Carlton N. Martin, Sr. and Patsy J. Martin, Unmarried Persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geary L. Staton

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 the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by Perry A. Chapdelaine, Jr., dated October 27, 1977, and being part of the property described in Book 4439, page 657, said Register's Office.

Beginning at a point in the center of Claylick Road said point being the southeast corner of the Trawick's Property; thence running with the line between said property North 2 degrees 14' 41" East 166 feet to a point; thence North 6 degrees 12' 50" West 142 feet to a point; thence North 80 degrees 27' 10" East 261.2 feet to a point; thence North 3 degrees 04' 52" East 197.94 feet to a point being the northwest corner of the Holt Property; thence South 19 degrees 10' 30" East 269.18 feet to a point being the northwest corner of the Smith's Property; thence South 43 degrees 16' 14" West 420.26 feet to a point in the center of Claylick Road; thence running with the centerline of said road North 79 degrees 10' 22" West 67.8 feet to the point of beginning.

Being the same property conveyed to Carlton N. Martin, Sr. and wife, Patsy J. Martin by deed from William L. Kolz, Jr., of record in Book 6992, Page 766, Register's Office for said County. The said Carlton N. Martin, Sr. and Patsy J. Martin having since divorced.

Grantee hereby agrees to assume a certain unpaid indebtedness of record in Book 6996, page 769, Register's Office for Davidson County, Tennessee, which Grantee agrees to pay and hold Grantors harmless therefrom.

unimproved ( )
This is improved (X) property, known as 2952 Claylick Road, Joelton, TN 37080
(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 hand s this 15th day of March, 19 95

Carlton N. Martin, Sr.

Patsy J. Martin

Geary L. Staton

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 Carlton N. Martin, Sr. and Patsy J. Martin and Geary L. Staton

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 Goodlettsville, Tennessee, this 15th day of March, 1995

Commission expires 11/28/98

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_____.

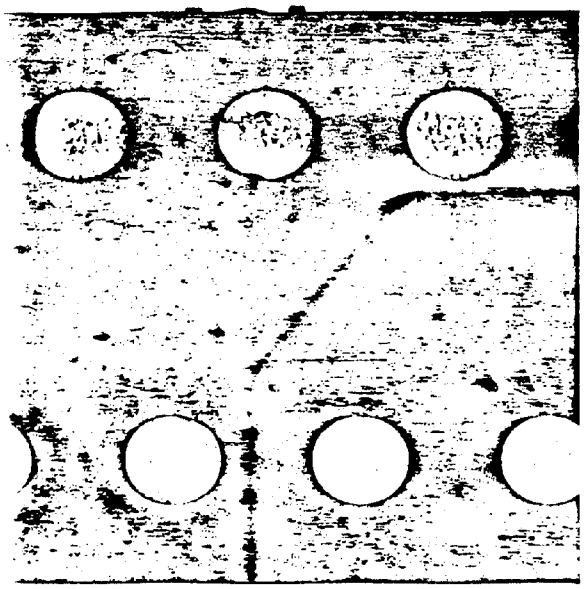
My commission expires _____

Notary Public

43180
IDENTIFICATION REFERENCE

95 MAR 20 AM 8:48
DAVIDSON COUNTY, TN.

1626 03/20 01:01 03CHECK 283.54



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

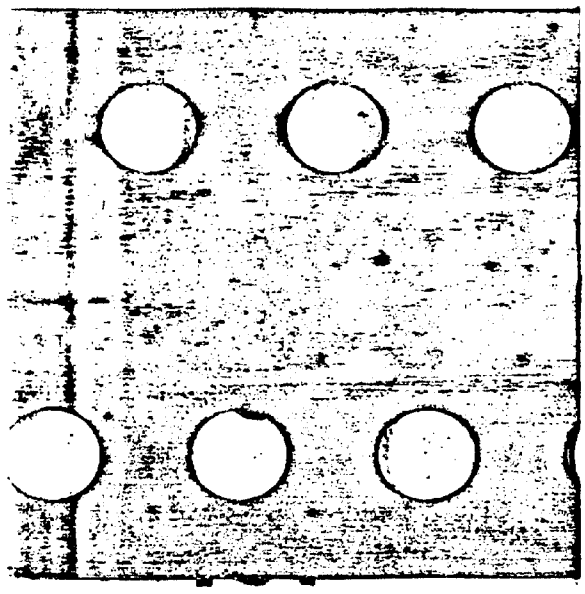
RECEIVED OF _____

FOR _____

BOOK 9622PG 93

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	74233.94
DON TX	274.54
PRFEE	1.00
WDEED	8.00
TOTAL	283.54
CHECK	283.54

03/20/95 01 08:49 0001 1626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43180
IDENTIF. & REFERENCE

95 MAR 20 AM 8:48
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 891204