STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this 4th day of AUGUST, 1995.

Affiant

My Commission Expires: 3/27/98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MARCH 27, 1998

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION, 1161 MURFREESBORO ROAD, STE 324, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: GEORGE L. MARTIN, JR. and wife, LISA A. MARTIN	NAME: SAME
STREET ADDRESS: 639 JAMES AVENUE	STREET ADDRESS:
CITY: NASHVILLE STATE: TN	CITY: STATE:
ZIP CODE: 37209 MAP & PARCEL NO. 90-8-106.0	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Nancy Martin, a widow

HEREINAFTER CALLED GRANTOR, HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO George L. Martin, Jr. and wife, Lisa A. Martin

HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHTS TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being described as Lot No. 25, Re-Subdivision of Lots in West Nashville Annex, as of record in Book 332, page 24, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the westerly side of James Avenue and extends back between parallel lines, 230 feet on the southerly side of 230.6 feet on the northerly side to an alley.

Being the same property conveyed unto George Leon Martin and wife, Nancy Martin, by Deed recorded February 24, 1966, in Deed Book 3990, Page 502, of the Register's Office for Davidson County, Tennessee. The said George Leon Martin now being deceased.

THIS DOCUMENT WAS PREPARED BY INFORMATION SUPPLIED BY THE PARTIES. NO WARRANTY OR GUARANTEE IS MADE BY FIRST TITLE CORPORATION AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED, OR OF RECORD TITLE, DEFECTS OR LIENS THEREOF, OR OF THE CONDITION OF THE PREMISES DESCRIBED HEREIN.

THIS IS IMPROVED PROPERTY KNOWN AS 639 JAMES AVENUE, NASHVILLE, TN 37209.

WITNESS MY HAND THIS 4th DAY OF AUGUST, 1995.

NANCY MARTIN

0086548
IDENTIF. & REFERENCE

95 AUG -4 PM 3:58
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

7249 08/04 1101 02CHECK
8.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of AUGUST, 1995, before me personally appeared NANCY MARTIN, A WIDOW, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:
3/27/99

NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

My Commission Expires MARCH 27, 1999

==========

QUITCLAIM DEED

==========