0089818

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 AUG 15 PM 1:04

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 36833
Dav. Co. File: Box 8

BOOK 9763 PG 152

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David M. Guest A. Beth Guest 3505 Amanda Avenue Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 117-11-047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clarence A. Martin and spouse, Sharon Martin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David M. Guest and spouse, A. Beth Guest,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 79 on the Map of Noel's Subdivision of Watkins Grove, not of record, according to an unregistered copy of a survey of said lot, described as follows:

SAID Lot NO. 79 fronts 200 feet on the westerly side of Amanda Street, also known as Amanda Avenue, and runs back between parallel lines to and 355 feet south of Woodmont Boulevard, 200 feet to a dead line.

BEING the same property conveyed to Clarence A. Martin and spouse, Sharon Martin by deed from James N. Bryan, Jr. and wife, Patricia L. Bryan of record in Book 6887, Page 826, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3505 Amanda Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 1995.

Clarence A. Martin

Sharon Martin

State of Tennessee
County of Davidson

On this 14th day of August, 1995, before me the undersigned authority, personally appeared **Clarence A. Martin** and **Sharon Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250000.00

Affiant

Sworn and subscribed before me on the 14th day of August, 1995.

My Commission Expires: _____ Notary Public

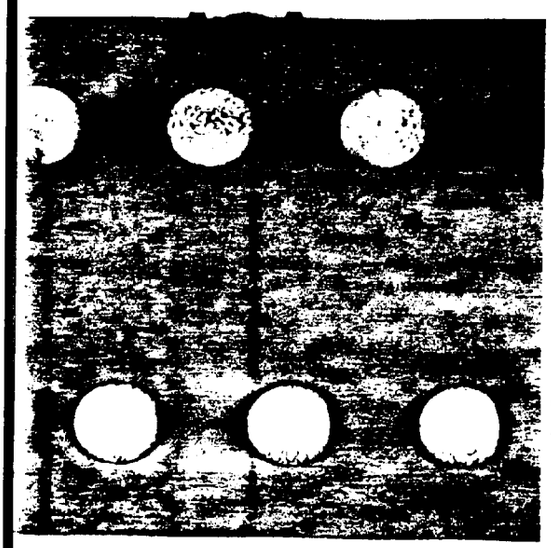
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

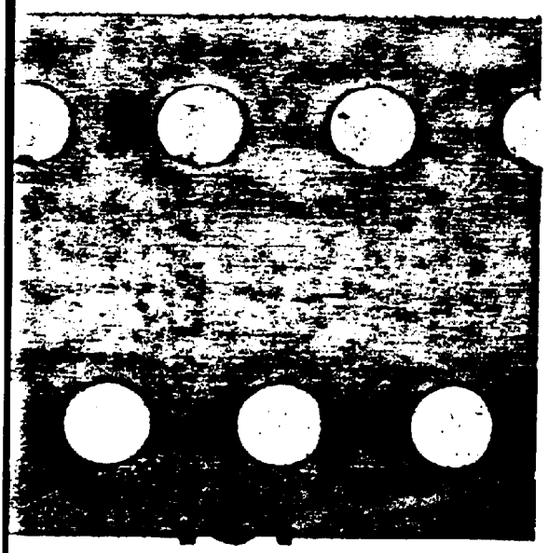
2814 08/15 0101 03CHECK 934.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9763 PG 154

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 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 8.00
TOTAL 934.00
CHECK 934.00

08/15/95 01 13:06 0001 2814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00089818
IDENTIF. ↑ REFERENCE

95 AUG 15 PM 1:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941797