BOOK 9765 PG 636

00090551

IDENTIF. ↑ REFERENCE

95 AUG 17 AM 11:22

FELIA ... REGISTER
DAVIDSON COUNTY, TN.

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

W & I Ref: (kd) Title No: 36839
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Clarence A. Martin 3529 Richardson Avenue Nashville, Tennessee 37205	Southeastern Mortgage ofTennessee 565 Marriott Drive, Ste 250 Nashville, Tennessee 37214

TAX MAP-PARCEL NUMBERS: 104-10C-001

WARRANTY DEED

3593 08/17 0101 03CHECK 885.90

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 **Norman W. Ginsberg and spouse, Darlene B. Ginsberg,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clarence A. Martin and spouse, Sharan M. Martin,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-1 on the plan of Elmington Condominium, revised, of record in Book 4300, page 200, Register's Office for said County, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Norman W. Ginsberg and wife, Darlene B. Ginsberg by deed from Libby O. Comer Massie of record in Book 6629, page 654, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to agreement of record in Book 4695, page 908, said Register's Office and to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4486, Page 547, Book 4673, page 102, Book 4963, page 263, Nook 4963, page 265, Book 5362, page 258 and Book 5516, page 302, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 3529 Richardson Avenue, Nashville, Tennessee 37205

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.

Norman W. Ginsberg **Darlene B. Ginsberg**

State of Tennessee
County of Davidson

On this 14th day of August, 1995, before me the undersigned authority, personally appeared **Norman W. Ginsberg** and **Darlene B. Ginsberg**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

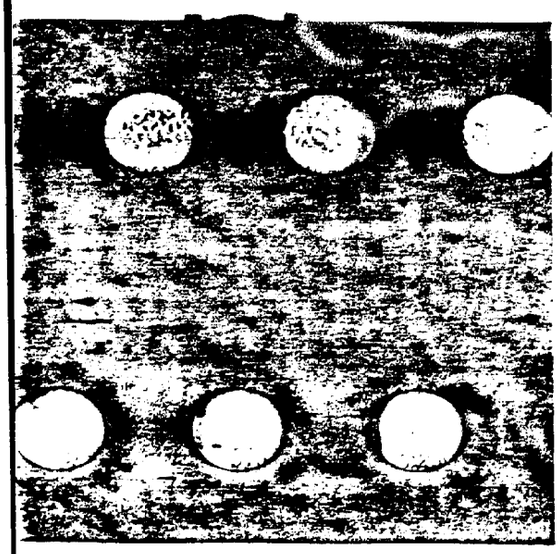
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 237000.00

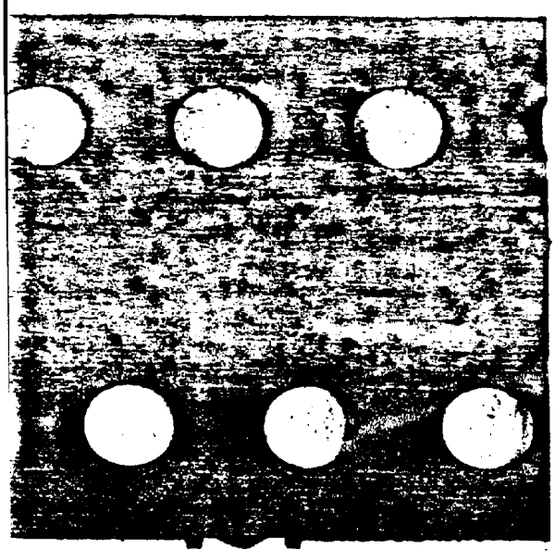
Affiant

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

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

My Commission Expires: _____ Notary Public





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9765 PG 633

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	
				237000.00
			CON TX	876.90
			PRFEE	1.00
			MTEED	8.00
			TOTAL	885.90
			CHECK	885.90
08/17/95	01		11:25 0001	3593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090551
IDENTIF. ↑ REFERENCE

95 AUG 17 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942567