29

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

STATE OF TENNESSEE
COUNTY OF Davidson

1747-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Kyle J. Ensign
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 19 96.

Dorothy S. Potts
Notary Public Dorothy S. Potts

MY COMMISSION EXPIRES: 7/24/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle J. Ensign	GUARANTY TRUST COMPANY	043-13-321.00
(NAME)	(NAME)	
327 Idlewild Avenue	726 S. CHURCH STREET	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	MURFREESBORO, TN 37130	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, The Estate of Hugh C. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle J. Ensign, Unmarried

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 Davidson County, Tennessee, being Lot No. 29 of Block E, Crittenden Estates, a subdivision of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Hugh C. Martin and wife, Lois I. Martin by deed from W.B. Hall, Jr. and wife, Dorothy Marie Hall, filed of record in Book 3338, page 119, Register's Office for Davidson County, Tennessee. Lois I. Martin having pre-deceased Hugh C. Martin, title vested in Hugh C. Martin.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 327 Idlewild Avenue, Madison, TN 37115

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 ~~his~~ her hand this 12th day of July, 19 96.

The Estate of Hugh C. Martin

By: Betty Jean Pardue

Betty Jean Pardue, Executrix

1747-H

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named Betty Jean Pardue, Executrix for The Estate of Hugh C. Martin the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 1996.

My commission expires 7/24/99

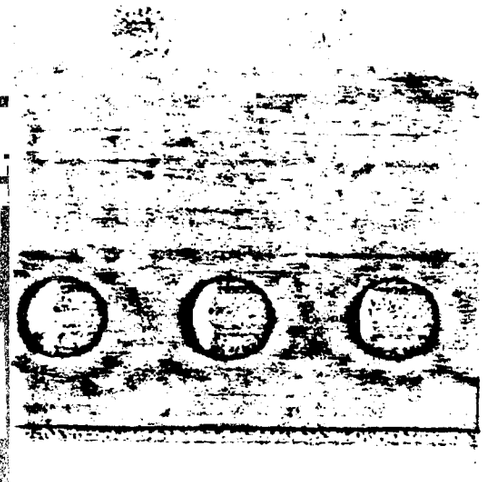
Dorothy S. Potts
Notary Public Dorothy S. Potts

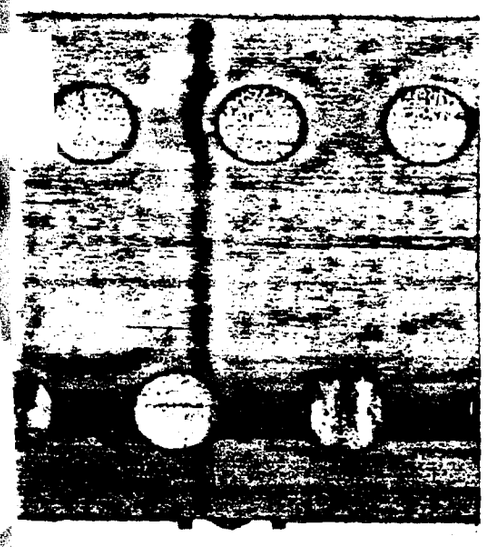
DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

0206786
IDENTIFICATION REFERENCE
96 JUL 24 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3694 07/24 01:01 03CHECK 223.60





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

RECEIVED OF _____

FOR _____

BOOK 10130 PG 737

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 58000.00
CON TX 214.60
PRFEE 1.00
MDEED 8.00
TOTAL 223.60
CHECK 223.60

07/24/96 01 13:21 0001 8694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206786
IDENTIF. # REFERENCE

96 JUL 24 PM 1:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066319