0218564

IDENTIF. ↑ REFERENCE

After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

96 AUG 27 AM 10:53

REGISTER
DAVIDSON COUNTY, TN.

---------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION---------

WARRANTY DEED

BOOK 10168 PG 672

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JAMES DARYL ERWIN AND WIFE, SHANNON WYNELL ERWIN,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **THERESA GAYLE MARTIN,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Daryl Erwin and wife, Shannon Wynell Erwin, by deed from Mark A. Sewell and wife, Nancy E. Sewell, dated November 1, 1991, recorded November 7, 1991, Book 8481, page 619, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 23 day of August, 1996.

James Daryl Erwin by
Melissa McBroom, Attny-in-Fact
JAMES DARYL ERWIN

Shannon Wynell Erwin by
Melissa McBroom, Attny-in-Fact
SHANNON WYNELL ERWIN

1330 08/27 01:01 03CHECK 286.13

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MELISSA McBROOM, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument on behalf of JAMES DARYL ERWIN and SHANNON WYNELL ERWIN, and who acknowledged the execution of same to be the free act and deed of said JAMES DARYL ERWIN and SHANNON WYNELL ERWIN.

Witness my hand and official seal this 23 day of August, 1996.

Lula A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LULA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $74,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melissa McBroom
Affiant

Subscribed and sworn to before me this 23 day of August, 1996.

Lula A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LULA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

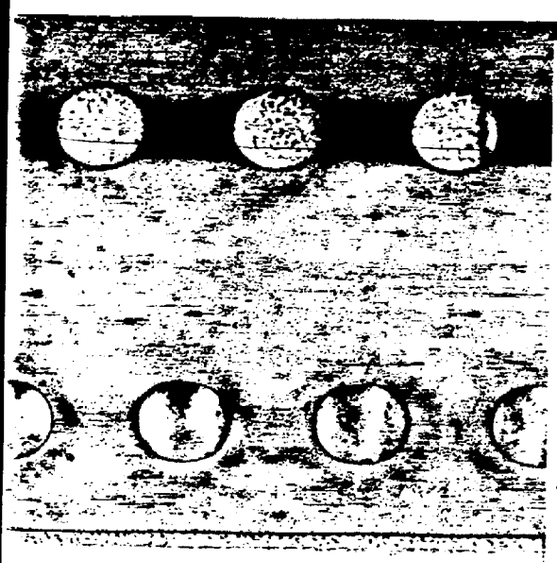
MAP AND PARCEL NUMBERS: ~~Map Parcel~~ Map 102-06 Parcel 134.00

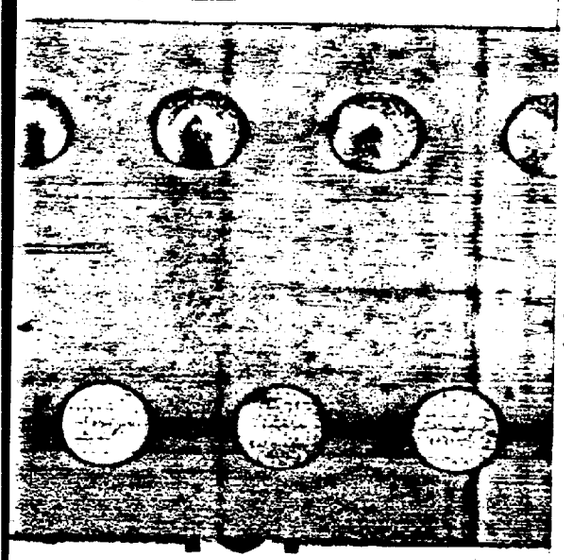
ADDRESS NEW OWNER:

Theresa Gayle Martin et ux
212 JoAnn Court
Nashville, TN 37211

SEND TAX BILLS TO:

First Union Mortgage
1410 Commonwealth Dr, Ste 140
Wilmington, NC 28403





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

RECEIVED OF _____

FOR _____

BOOK 10168 PG 674

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 74900.00
CON TX 277.13
PRFEE 1.00
WDEED 8.00
TOTAL 286.13
CHECK 286.13

08/27/96 01 10:56 0001 1330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218564
IDENTIF. ↑ REFERENCE

96 AUG 27 AM 10:53
REGISTER
DAVIDSON COUNTY, TN.

No. 1023868