STATE OF TENNESSEE
COUNTY OF Sumner

2151-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 97.

Notary Public Dorothy S. Potts

MY COMMISSION EXPIRES: 7/24/99

NOTARY PUBLIC AT LARGE

My Commission Expires JULY 24, 1999

Return to:

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
Mario D. Martin	Community Mortgage Corp.	072-04-319.00
(NAME)	(NAME)	
1432 Greenland Avenue	142 Timber Creek Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Cordova, TN 38018	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 10461 PG 549

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, Matilda Graves and husband, Benny Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mario D. Martin and Shannon D. Gardner, Both 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 the northerly 1/2 of Lot No. 7 of Block "C" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Matilda Graves by deed from Matilda Graves, Successor Trustee under the Will of Oma Edith Wright, filed of record in Book 10461, page 543, Register's Office for Davidson County, Tennessee; also acquired by deed from Lorena Anderson, individually and as Trustee, Lela D. Powell, Billy Joe Powell, Douglas Powell and Carolyn Newbitt, filed of record in Book 10461, page 546, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1432 Greenland Avenue, Nashville, TN 37216

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 ~~her~~ their hand this 16th day of May, 19 97.

Matilda Graves

Benny Graves

2151-H

BOOK 10461 PG 550

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named

Matilda Graves and Benny Graves

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 16th day of May, 19 97.

My commission expires 7/24/99

Dorothy S. Potts
Notary Public Dorothy S. Potts

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires JULY 24, 1999

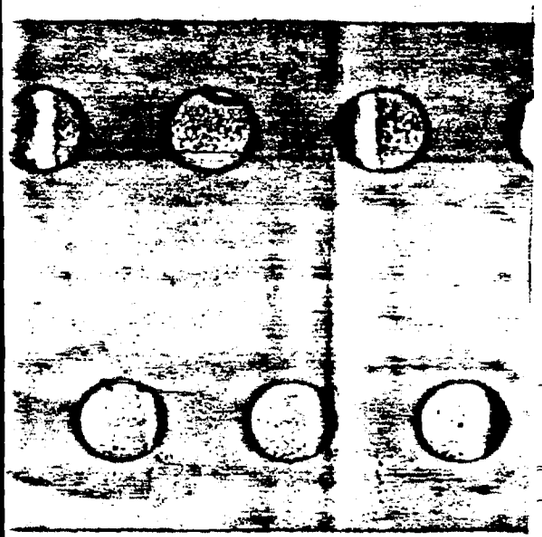
3418 05/21 0101 03DW2DK 260.60

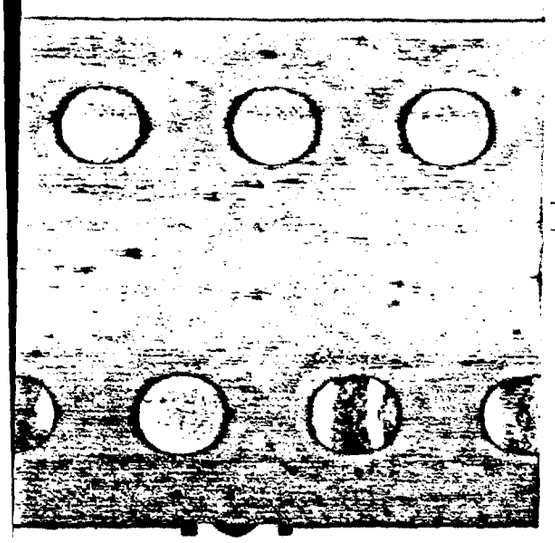
930093

07 MAY 21 PM 12:15

DAVIDSON COUNTY, TN.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10461 PG 551

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 68000.00
CON TX 251.60
PRFEE 1.00
WREED 8.00
TOTAL 260.60
CHECK 260.60

05/21/97 01 12:17 0001 3418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307093
IDENTIF. & REFERENCE

97 MAY 21 PM 12:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1153419