Bag 2.

711200294

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BK/ 10768 PG 803

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Douglas B. Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 26th DAY OF January, 19 98

Jo Anne Smith
NOTARY PUBLIC

My Commission expires: 11/26/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DOUGLAS B. MARTIN (NAME)	SAME (NAME)	83-9-414
1414 Summer Ave (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MATTHIAS BAMGBOSE AND JOHN C. MCQUIDDY AND WIFE, LINDA G. MCQUIDDY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DOUGLAS B. MARTIN

hereinafter called the **GRANTEES**, their 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. 3 on the Map of A. V. S. Lindsley's 29 Acre Tract, of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthias Bamgbose and John C. McQuiddy and wife, Linda G. McQuiddy, by deed from Secretary of Veterans Affairs, Washington, D. C., of record in Book 9150, page 439, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTORS.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 1405 Woodland Street - Nashville, TN 37206
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26th day of January, 19 98.

MATTHIAS BAMGBOSE

JOHN C. MCQUIDDY

LINDA G. MCQUIDDY

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10768 PG 804

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MATTHIAS BAMGBOSE, JOHN G. MCQUIDDY AND WIFE, LINDA G. MCQUIDDY, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of January, 19 98.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

98 JAN 26 PM 2:44

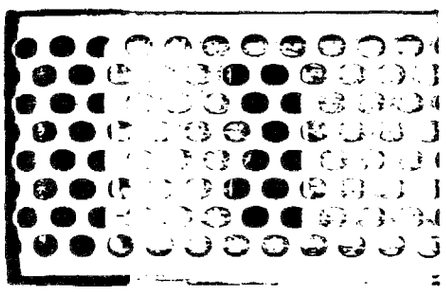
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0093590

5-4-01/2 0101 03CHECK

218-05



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

RECEIVED OF _____

FOR _____

BOOK 10768 PG 805

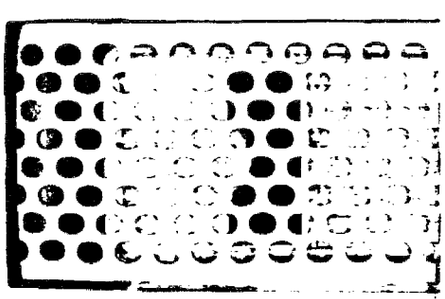
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 8.00
TOTAL 218.05
CHECK 218.05

01/26/98 01 14:49 0001 5794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0393590
IDENTIF. & REFERENCE

98 JAN 26 PM 2:44

REGISTER
DAVIDSON COUNTY, TN.

No. 1246393