Prepared from information provided by the Grantor:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

04612063 9-B
IDENTIF. # REFERENCE File #98-1300

98 JUL 10 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 11016 PAGE 592

WARRANTY DEED

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 **Eric M. Martin, and wife, Donna A. Martin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Don Hasty, and wife, Kathryn Hasty**, 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:**

Land in Davidson County, Tennessee, being part of Lot No. 43 of Sunset Park, of record in Book 332, Page 132, said Register's Office and described according to a copy of a survey thereof by James A. Hamilton, Jr., Surveyor, June 4, 1947 and June 17, 1947, as follows:

Beginning at a point in the southerly margin of West Ashwood Avenue 50 feet easterly from the easterly margin of 28th Avenue South or Natchez Trace; thence southerly 160.5 feet to the northerly line of Lot No. 42, which point is 48 feet easterly from the easterly margin of 28th Avenue, South; thence easterly 52 feet to the corner of Lots Nos. 41, 42, 43, 44; thence with this line between Lots Nos. 43 and 44 northerly 160.5 feet to the southerly margin of West Ashwood Avenue; thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Eric M. Martin and wife, Donna A. Martin by deed of record in Book 9636, Page 342, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 2621 Ashwood Avenue, Nashville, TN 37212

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 25th day of June, 1998

Eric M. Martin
Eric M. Martin

Donna A. Martin by EMM attorney in fact
Donna A. Martin by Eric M. Martin
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this the 25th day of June, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Eric M. Martin** individually and ** Eric M. Martin for Donna A. Martin, as her attorney-in-fact the bargainor(s), 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.

Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. ANGELA BOSTON-WILLIAMSON

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$172,000.00**.

Affiant

Sworn and subscribed before me on this the 25th day of June, 1998.

Notary Public

My Commission Expires: 3/23/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. ANGELA BOSTON-WILLIAMSON

My Commission Expires

2202 07/10 01:03PM CHECK 647.40

NEW OWNER:
Don Hasty
2621 Ashwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
104-15-56

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11016 PAGE 594

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	
				172000.00
			CON TX	636.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	647.40
			CHECK	647.40
07/10/98	01	15:46 0001		2202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0461206
IDENTIF. ↑ REFERENCE

98 JUL 10 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1317915