Davidson County DEEDWARR
Recvd: 10/11/02 15:11 2pgs
Fees:13.00 Taxes:127.65

20021011-0125429

WARRANTY DEED

PICK-UP

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
PAUL JONES 1267 Third Avenue South Nashville, TN	PAUL JONES P.O Box 1304 Brentwood, TN 37024-1304 MAP-PARCEL NUMBER Map 105-7-443.01 MAP 105-7-444
THIS INSTRUMENT PREPARED BY: WILLIAM E. PORTER Attorney at Law 213 Third Avenue, North Nashville, Tennessee 37201 615/250-8100	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $34,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF OCTOBER, 2002. Notary Public My Commission Expires: 7-30-2005

MARY KATHERINE WEATHERS NOTARY PUBLIC AT LARGE DAVIDSON

FOR AND IN CONSIDERATION OF ten dollars cash in hand other good and valuable consideration paid by the grantees herein the receipt and sufficiency of which is hereby acknowledged, We, **RANDY MAURICE MARTIN AND LORI GAIL MARTIN** (hereinafter referred to as "Grantors") have bargained and sold, and does hereby transfer and convey, unto **PAUL JONES, INDIVIDUALLY, A SINGLE PERSON**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land situated in the 2nd formerly the 15th Ward of the City of Nashville, Davidson County, Tennessee, and described as follows:
>
> Beginning at the southwest corner of Tutwiler Avenue and 3rd Avenue South; thence with the westerly margin of 3rd Avenue South, South 35 deg. East 134 feet; thence South 55 deg. West 142.8 feet to the easterly margin of the right-of-way of the N.C. & St. L. Railroad; thence with said right-of-way, North 57 deg. 49' West 62 feet, North 55 deg. 53' East 14.8 feet and North 58 deg. 56' West 270 feet to the southwesterly margin of Tutwiler Avenue; thence with said Avenue, North 87 deg. 51' East 312 feet to the beginning.
>
> Being the same property conveyed to Randy Maurice Martin and Lori Gail Martin, by deed from William Engles Porter Martin, of record in Book 6173, page 538, said, Register's Office.

This is unimproved property known as 1267 and 1271 Third Avenue South, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 4th day of October, 2002.

Randy Maurice Martin
RANDY MAURICE MARTIN

Lori Gail Martin
LORI GAIL MARTIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Katherine Weathers a Notary Public in and for said County and State, with whom I am personally acquainted, and who acknowledged that the **RANDY MAURICE MARTIN** and **LORI GAIL MARTIN** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of OCTOBER, 2002.

Mary Katherine Weathers
NOTARY PUBLIC

My Commission Expires: 7-30-2005.

MARY KATHERINE WEATHERS NOTARY PUBLIC AT LARGE DAVIDSON