THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dennis Martinez et ux	First Security Realty Co.	173-1
215 Cedarview Drive	P. O. Box 4650	157
Nashville, TN 37211	Salt Lake City, Utah 84110	5DU-61454

WARRANTY DEED

BOOK 6386 PAGE 751

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, Hampton Properties, a partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dennis Martinez and wife, Joanna Martinez, hereinafter called the Grantee, Grantee's 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 Lot No. 38 on the plan of Section II B, Monte Carlo, of record in Book 5050, page 99, Register's Office for said County.

SAID Lot No. 38 fronts 80.0 feet on the southeasterly margin of Cedarview Drive and extends back 133.75 feet on the northeasterly line and 125.48 feet on the southwesterly line to a dead line in the rear, measuring 102.87 feet thereon.

BEING the same property conveyed to Hampton Properties, a partnership, by deed from Robert S. Hite, unmarried, of record in Book 5699, page 346, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5196, page 649, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Western Pacific Financial Corporation, a California Corporation, of record in Book 5426, page 263, and assigned to Utah Mortgage Loan Corporation by instrument of record in Book 6010, page 908, both in the Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is ~~an~~ unimproved property, known as 215 Cedarview Drive, Nashville, Tennessee 37211.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of August, 1984.

HAMPTON PROPERTIES, a partnership

BY: Robert E. Russell
Robert E. Russell, Partner

BY: Milton R. Grief
Milton R. Grief, Partner

CHECK

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19__, before me personally appeared _____, 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 that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

BOOK 6386 PAGE 752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 57,351.45.

Joanna Martinez
Affiant

Subscribed and sworn to before me, this the 14th day of August 1984.

Notary Public

My Commission Expires: 4-21-85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert E. Russell and Milton R. Grief, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the partners of Hampton Properties, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners. Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of August, 1984.

Notary Public

My Commission Expires: 4-21-85

I.5 1.2.4.1

IDENTIF. REFERENCE

SEP 21 12 11 PM '84

DAVIDSON COUNTY, TN

WARRANTY DEED

from:

HAMPTON PROPERTIES,
a partnership

to:

DENNIS MARTINEZ ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6386 PAGE 753

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

57351.45- CAMT.
149.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 155.74-
2322A09/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

SEP 21 12 11 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0070798