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

ADDRESS NEW OWNER:
James D. Martin
5044 Kingsview Court
Nashville, TN. 37220

SEND TAX BILLS TO:
Citicorp Homeowners, Inc.

670 Mason Ridge Drive
St. Louis, Missouri 63141

MAP-PARCEL NUMBERS:
MAP 146-10
PARCEL 30
OH-13105

BOOK 6737 PAGE 936

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, Barrett Scott Baxter and wife, Nan N. Baxter hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James D. Martin and wife, Marie A. Martin 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. 10 on the plan of Forest Park, of record in Book 2900, page 122, Register's Office for said County.

SAID Lot No. 10, which is a corner lot, fronts 221.0 feet on the northerly margin of Evansdale Drive and fronts 155.0 feet on the easterly margin of Kingsview Court, said frontages being joined by a curve having a length of 39.3 feet, and extends back 246.0 feet on the northerly line and 180.0 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Barrett Scott Baxter and wife, Nan N. Baxter by deed from John C. Phillips and wife, Joanna G. Phillips of record in Book 5660, page 458, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3429, page 111, said Register's Office, and to the matters set forth in the above referenced plan of record.

6 | 8.92

IDENTIFICATION REFERENCE

Dec 17 | 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 5044 Kingsview Court, Nashville, TN. 37220.

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 12th day of December, 19 85.

Nan N. Baxter
Nan N. Baxter

Barrett Scott Baxter
Barrett Scott Baxter

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of December, 19 85, before me personally appeared ~~Barrett~~ Scott Baxter and wife, Nan N. Baxter, 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 their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6737 PAGE 937

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00.

James D. Martin
Affiant

Subscribed and sworn to before me, this the 12th day of December, 1985.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Barrett Scott Baxter and wife, Nan N. Baxter

to:
James D. Martin and wife, Marie A. Martin

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

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

RECEIVED OF _____

FOR _____

BOOK 6737 PAGE 938

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

13[illegible]0- CA IT.
3[illegible].00 CS TAX
.30 REGF
6.00 MOR D
CHECK 344.30-
7416A12/17/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61892

IDENTIFICATION REFERENCE

Dec 17 1 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 202369