4439 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6753 PAGE 241

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NICKY G. MARTIN (NAME)	New Owner (NAME)	Map 160-14C
757 Foxridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 57
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 6DU-79478

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JAMES M. CROSBY and wife, JEAN KELLY CROSBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICKY G. MARTIN and wife, JENNIFER NEELY MARTIN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 757 on the Plan of Brentwood Trace, Section Two, as of record in Plat Book 5200, page 376, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Crosby and wife, Jean Kelly Crosby by deed from Betty Anne Hornstein, unmarried, of record in Book 6066, page 128, said Register's Office.

This conveyance is made subject to (1) Master Deed of record in Book 5818, page 915; (3) By-Laws in Book 5818, page 925, amended in Book 5868, page 70; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 376, said Register's Office.

6554.6

IDENTIFICATION REFERENCE

JAN 2 8 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 757 Foxridge Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of December, 1985.

James M. Crosby
JAMES M. CROSBY

Jean Kelly Crosby
JEAN KELLY CROSBY

STATE OF TENNESSEE

BOOK 6753 PAGE 245

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. CROSBY and wife, JEAN KELLY CROSBY

the bargainor s, with whom I am personally acquainted, or proved to me on 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 _____, this 23rd day of December, 19 85.

My commission expires 5-13-89 Notary Public Catherine Ann Crosby

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Nicky G. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 85

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES M. CROSBY and wife, JEAN KELLY CROSBY

TO

NICKY G. MARTIN and wife, JENNIFER NEELY MARTIN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6753 PAGE 246

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

6300.00- CONT.
163.00 CSTAX
.50 PRFEE
6.00 MOR T
CHECK 170.30-
1940A01/02/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65546

IDENTIFICATION REFERENCE

JAN 2 8 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206792