WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
M/M Karl E. Martersteck 3901 Hillshire Drive Antioch, TN 37013	Same	150-3-299

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $140,756.50.

Karl E. Martersteck
Affiant

Subscribed and sworn to before me this 22nd day of April, 1987.

Mary Lynn Nickerell
Notary Public

My Commission Expires: 10-2-89

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand Seven Hundred Fifty-Six and 50/100 Dollars ($140,756.50), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PHILHALL CORPORATION, has this day bargained and sold, and by these presents does transfer and convey unto KARL E. MARTERSTECK AND WIFE MARY MARTERSTECK, their heirs, successors and assigns, the following described real property lying and being in the Second Civil District of Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 610 on the Plan of Kensington of Priest Lake, Section Two, of record in Plat Book 6250, pages 592 and 593, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Philhall Corporation by Quitclaim Deed from Randall Phillips Builders, Inc., of record in Book 6772, page 608, Register's Office, Davidson County, Tennessee and further being the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation from Lillie Cone Coleman and husband John A. Coleman, Sr. and John Andrew Coleman, Jr. by Warranty Deed of record in Book 4867, page 654, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. Restrictive covenants contained in an instrument of record in Book 6632, page 820, said Register's Office.

2. Deed of Conveyance to Metropolitan Government of Nashville, Department of Water and Sewerage Services from Philhall Corporation for the construction of 1,265' of 8", 720' of 6" and 245' of 4" water main to serve Kensington of Priest Lake, Phase II, of record in Book 7154, page 323, said Register's Office.

3. Deed of Conveyance to Metropolitan Government of Nashville, Department of Water and Sewerage Services for the construction of 3,157' of 8" sanitary sewer to serve Kensington of Priest Lake, Phase II, of record in Book 7154, page 352, said Register's Office.

IDENTIFICATION REFERENCE

APR 27 2 44 PM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title, and interest thereto belonging to the said KARL E. MARTERSTECK AND WIFE MARY MARTERSTECK, their heirs, successors and assigns, forever.

AND PHILHALL CORPORATION, does covenant with the said KARL E. MARTERSTECK AND WIFE MARY MARTERSTECK that it is lawfully seized and possessed of said real property in fee simple; has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND PHILHALL CORPORATION further covenants and binds itself, its successors and representatives to warrant and forever defend the title to the said real property to the said KARL E. MARTERSTECK AND WIFE MARY MARTERSTECK, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said PHILHALL CORPORATION has caused these presents to be signed by a duly authorized officer this 22nd day of April, 1987.

PHILHALL CORPORATION

By: _____

Its: Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy J. Ferguson the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Brentwood, Tennessee, this 22nd day of April, 1987.

Mary Lynn Nicholson
Notary Public

My Commission Expires: 10-2-89

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

RECEIVED OF _____

FOR _____

BOOK 7216 PAGE 41

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
			140756.50- CAMT.	
			394.24 CSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	400.74-
9586A	04/27/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19271

IDENTIFICATION REFERENCE

APR 27 2 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74309