file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James C. Martin
6312 Percy Drive
Nashville, TN 37205

MORTGAGEE:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 129-12
PARCEL 5
7DZ-36715

WARRANTY DEED

BOOK 7413 PAGE 415

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, Gary W. Preston and wife, Gail E. Preston hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James C. Martin and wife, Jane R. 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. 194 on the plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.

SAID Lot No. 194 fronts 100.00 feet on the westerly margin of Percy Drive and extends back between parallel lines a distance of 150.00 feet to a dead line in the rear.

BEING the same property conveyed to Gary W. Preston and wife, Gail E. Preston by deed from Roger E. Small and wife, Suzanne Harrison Small of record in Book 6084, page 131, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3466, page 89, Book 3577, page 511, and Book 3702, page 465, said Register's Office, and to the matters set forth in the above referenced plan of record.

8.6.1.07.

IDENTIFICATION REFERENCE

Nov 30 11 27 AM '87

DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 6312 Percy Drive, Nashville, TN 37205.

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 25th day of November, 19 87.

Gail E. Preston

Gary W. Preston

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of November, 19 87, before me personally appeared Gary W. Preston, JR. and wife, Gail E. Preston, 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.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7413 PAGE 416

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 $ 109,000.00.

James C. Martin
Affiant

Subscribed and sworn to before me, this the 25th day of November, 1987.

My Commission Expires: 10-24-88

Notary Public

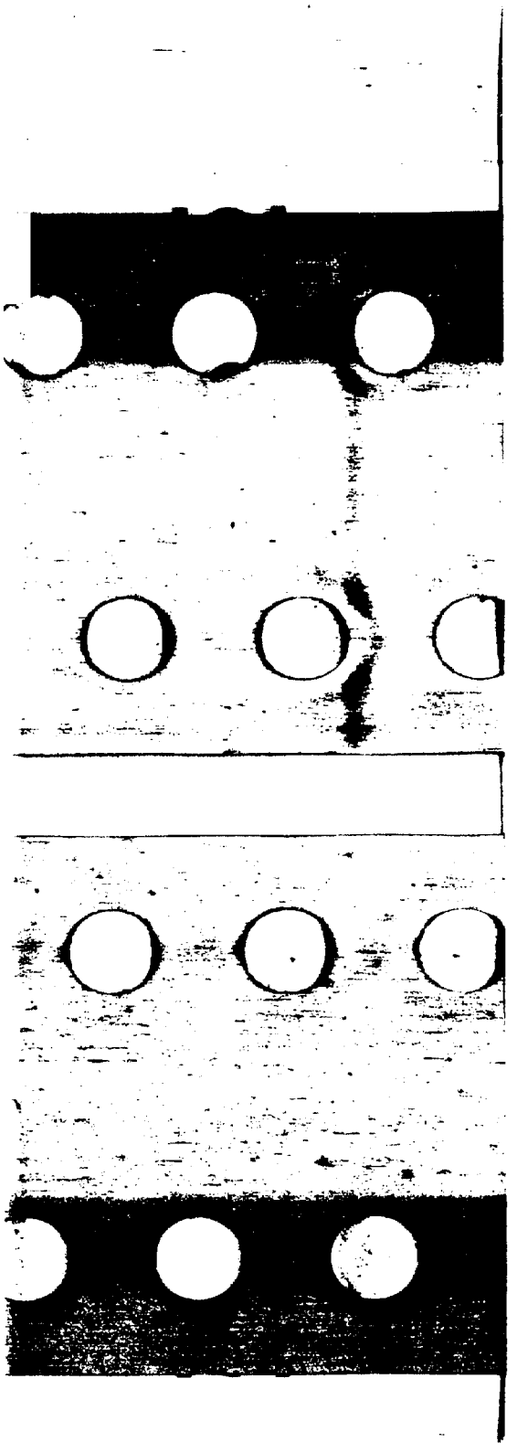
WARRANTY DEED

from:
Gary W. Preston and wife, Gail E. Preston

to:
James C. Martin and wife, Jane R. Martin

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27102



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

Book 7413 Page 417

BOOK 7413 PAGE 417

CO - CONVEYANCE	REL - RELEASE	MISC - MISCELLANEOUS
MO - MORTGAGE	UCC - UNIFORM COMMERCIAL CODE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED		MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

109000.00- CAMT.
305.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 311.70-
6714A11/30/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:6 I:O 7.

IDENTIFICATION REFERENCE

Nov 30 11 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 39806