ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS:
DOUGLAS E. RIDINGS ET UX	FIRST WACHOVIA MORTGAGE COMPANY	
4556 ANDREW JACKSON PARKWAY (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 3174 (STREET ADDRESS)	75-4
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP CODE)	WINSTON-SALEM, NORTH CAROLINA 27102 (CITY) (STATE) (ZIP CODE)	17

WARRANTY DEED

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, WE, EVERETT R. MARTIN AND WIFE, ELIZABETH LYNN MARTIN,

HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said DOUGLAS E. RIDINGS AND WIFE, JEAN L. RIDINGS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING LOT NO. 127 ON THE PLAN OF TULIP GROVE SUBDIVISION, SECTION 3, AS OF RECORD IN BOOK 3700, PAGE 146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 127 FRONTS 100.00 FEET ON THE WESTERLY SIDE OF ANDREW JACKSON PARKWAY AND RUNS BACK 147.09 FEET ON THE SOUTHERLY LINE AND 145.93 FEET ON THE NORTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 91.97 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO EVERETT R. MARTIN AND WIFE, ELIZABETH LYNN MARTIN BY DEED FROM ROBERT E. HOOPER AND WIFE, LINDA H. HOOPER AS OF RECORD IN BOOK 4784, PAGE 586, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4289, PAGE 871, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES.

This is unimproved ( ) improved (XX) property, known as 4556 ANDREW JACKSON PARKWAY (House Number) (Street)
HERMITAGE, TN 37076 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21ST day of DECEMBER, 19 87.

Everett R. Martin (X)
EVERETT R. MARTIN

Elizabeth Lynn Martin (X)
ELIZABETH LYNN MARTIN

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
DEC 31 1987
AT 2:01 O'CLOCK P.M.
REGISTER

146.23

BOOK 7434 PAGE 884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named EVERETT R. MARTIN AND WIFE, ELIZABETH LYNN MARTIN

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 NASHVILLE, TENNESSEE, this 21ST day of DECEMBER, 19 87.

My commission expires 10.24-88 Notary Public Kellen A. Finlay

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 79,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

+ Douglas E. Ridings

Sworn to and subscribed before me
this 21ST day of DECEMBER, 19 87.

My commission expires 10.24-88 Notary Public Kellen A. Finlay

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY 107 DONELSON PIKE NASHVILLE, TN 37214C

Name Address

WARRANTY DEED

FROM EVERETT R. MARTIN ET UX

TO DOUGLAS E. RIDINGS ET UX

IDENTIFICATION REFERENCE 9 3 1 1. 2.

Dec 23 4 26 PM '87
FILED & RECORDED
DAVIDSON COUNTY, TN

MAIL TO:
W.G. TRABER
P.O. BOX 140255
NASHVILLE, TN 37214

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7434 PAGE 885

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	49900.00
CON TX	139.72
PRFEE	0.50
WDEED	6.00
TOTAL	146.22
CHECK	146.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2947

93 12

IDENTIFICATION REFERENCE

DEC 23 4 26 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 48045