THIS INSTRUMENT PREPARED BY:
W. WARNER McNEILLY, III
Suite 300
214 Second Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD G. MARTIN 120 15th Avenue, North Nashville, TN	SAME	Map: 92-8 Par: 298, 299, 300, 301, 302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Ronald G. Martin
RONALD G. MARTIN

SUBSCRIBED AND SWORN to before me this 15th day of March, 1988.

Laura J. Nelson
NOTARY PUBLIC

My Commission Expires:
3-11-91

I 2998

IDENTIFICATION REFERENCE

MAR 16 9 00 AM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and No/100 Dollars ($285,000.00) the receipt of which is hereby acknowledged, Sovran Bank Central South (formerly Commerce Union Bank), Executor under the Will of J. H. Tidman, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto RONALD G. MARTIN, hereinafter "GRANTEE", his heirs and assigns, certain real estate described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being described by a survey made by Frank V. Neeley, Tennessee No. 1493, Job No. 1683, dated February 17, 1987, described as follows:

Beginning at an iron pin in the easterly margin of McMillen Street, said pin being at the intersection of the easterly margin

of McMillen Street with the northerly margin of a 12-foot wide alley; thence, with the easterly margin of McMillen Street, North 43 deg. 49' 25" West, 171.77 feet to an iron pin; thence, North 01 deg. 09' 51" East, 5.57 feet to an iron pin in the southerly margin of Charlotte Avenue; thence, with the southerly margin of Charlotte Avenue, along a curve to the left (I = 2 deg. 23' 09"; R = 5135.39 feet) a distance of 213.84 feet to an iron pin in the westerly margin of 15th Avenue North; thence with the westerly margin of 15th Avenue North, South 43 deg. 52' 45" East, 124.91 feet to an iron pin in the northerly margin of said 12-foot wide alley; thence, with the northerly margin of said alley, South 45 deg. 58' 30" West, 211.95 feet to the point of beginning, containing 0.7296 acres (31779.82 square feet), more or less.

Being the same property conveyed to J. Haskell Tidman, Sr. by deed from J. Richard Bacon, Trustee, of record in Book 7179, page 647, said Register's Office.

The real estate herein conveyed is also described in a Quitclaim Deed of Record in Book 7179, Page 650 Register's Office for Davidson County, Tennessee:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Governor McMillan's Plan of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for said County.

Said Lot No. 1 fronts 44.26 feet on the southerly side of Cedar Street, and runs back between lines 136 feet on the westerly line and 125 feet on the easterly line, along the west line of 15th Avenue, North, to an alley on which it measures 43 feet.

TRACT II: Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the plan of Governor McMillin's Plan of Subdivision of the Old State Prison Lands in Nashville, Tennessee, Plan #2, of record in Book 161, page 119, Register's Office for said County.

Said Lot Nos. 2 and 3 adjoin and front together 86.44 feet on the southeasterly margin of Charlotte Pike, formerly Cedar Street, and extend back 136 feet on the northeasterly line and 155 feet on the southwesterly line to an alley in the rear, measuring 84 feet thereon.

TRACT III: Being Lot No. 4 in McMillin Subdivision of the Old Penitentiary Land, of record in Book 161, page 119, Register's Office for Davidson County, Tennesseee, described as follows:

Said Lot No. 4 begins at a point on the south margin of Charlotte Avenue (formerly Cedar Street) 44.26 feet east of McMillan Avenue and runs thence east with the south margin of Charlotte Avenue, 43.22 feet to a point; thence south with the line dividing Lots 3 and 4, 155 feet to a 12 foot alley; thence west with the north margin of said alley 42 feet to a point; thence with the line dividing Lots Nos. 4 and 5, 165.7 feet to the beginning.

TRACT IV: Being Lot No. 5 of Governor McMillin's Plan of Subdivision of the Old State Prison Lands, said plan is of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 44.26 feet on the south side of Charlotte Avenue, (formerly Cedar Street), Nashville, Tennessee, and runs back between lines 176.7 feet on the west side and 165.7 feet on the east side to an alley in the rear, facing 43 feet on said alley.

Being the same property conveyed to J. Haskell Tidman, Sr. by deed from J. Richard Bacon, Trustee, of record in Book 7179, page 650, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as herein stated and except for real estate taxes for the prior and current year which are hereby prorated and assumed by GRANTEE.

Grantor further warrants, covenants and binds itself, its successors and assigns to the extent of its authority under the Will of J. H. Tidman and not otherwise to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS its hands this 15th day of March, 1988.

SOVRAN BANK CENTRAL SOUTH, EXECUTOR

By: Joe Dick

Title: T.O. & V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

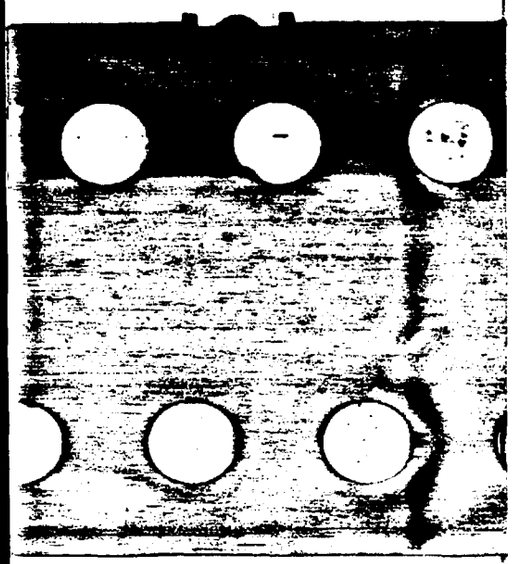
Before me, Laurie F. Nelson, a Notary Public of the state and county aforesaid, personally appeared Joe Dick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President and Trust Officer of the Sovran Bank/Central South, the within named bargainor, a corporation, and that he as such Vice President and Trust Officer of the Sovran Bank/Central South, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President and Trust Officer of the Sovran Bank/Central South.

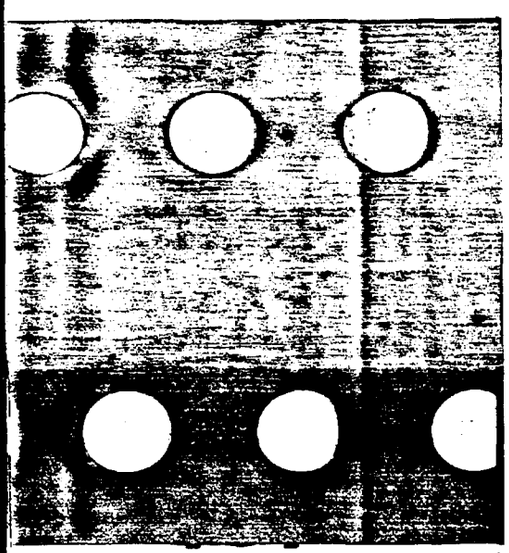
WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of March, 1988.

Laurie F. Nelson
NOTARY PUBLIC

My Commission Expires:

3-11-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7492 PAGE 66

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 285000.00
CON TX 798.00
PRFEE 0.50
WDEED 9.00
TOTAL 807.50
CHECK 807.50

03/16/98 01 09:03 0001 6380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12998

IDENTIFI REFERENCE

MAR 16 9 00 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70999