THIS INSTRUMENT PREPARED BY: WILKINS & IVEY, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
E. Ron Calahan
3523 Park Avenue
Nashville, TN 37209

MORTGAGEE:

BOOK 7662 PAGE 89

MAP-PARCEL NUMBERS:
MAP 92-13
PARCEL 146
11W-70755

WARRANTY DEED

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, John R. Martin and wife, Bonnie J. Martin hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto E. Ron Calahan 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. 12, Block "12" on the plan of Charlotte Park Company's Second Addition, of record in Book 57, page 160, Register's Office for said County.

SAID Lot No. 12 of Block "12" fronts 50 feet on the southerly margin of Park Avenue (formerly First Avenue) and extends back between parallel lines with the easterly margin of 37th Avenue North (formerly Pilcher Street), 150 feet to an alley.

Being the same property conveyed to John R. Martin and wife, Bonnie J. Martin by deed from Zula M. Walker, a widow and Don J. Walker, unmarried of record in Book 7494, page 823, Register's Office for Davidson County, Tennessee.

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This is (un)improved property, known as 3523 Park Avenue, Nashville, TN 37209.

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 23rd day of September, 1988.

Bonnie J. Martin

John R. Martin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of September, 1988, before me personally appeared John R. Martin and wife, Bonnie J. Martin, 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: 3/11/91

Wm C. Caldwell
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 6,500.00.

F. Ron Calahan
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 1988.

My Commission Expires: 3/11/91

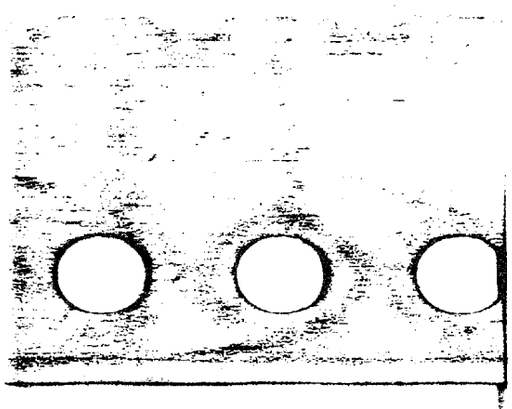
Wm. C. Caldwell
Notary Public

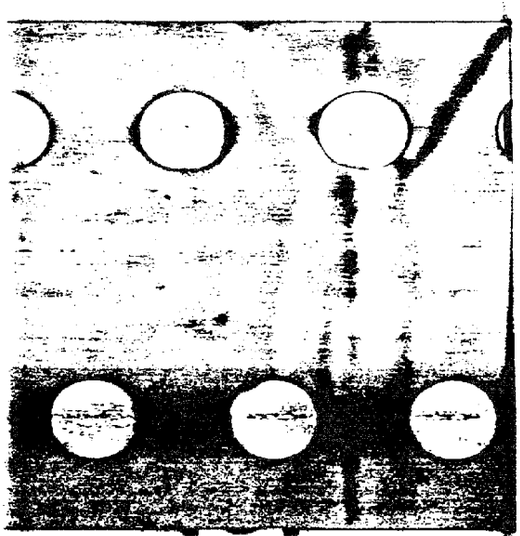
WARRANTY DEED

from:
John R. Martin and wife, Bonnie J. Martin

to:
E. Ron Calahan

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	6500.00
CON TX	21.45
PRFEE	0.50
WDEED	6.00
TOTAL	27.95
CHECK	27.95

09/27/98 01 09:33 0001 1086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:10040

SEP 27 9 33 AM '98

No. 138049