ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie F. Rhodes and wife, Tessa A. Rhodes 409 Edwin Street Nashville, TN 37207	Park Avenue Mortgage Company, Inc. 50 Century Blvd. Suite 200 Nashville, TN 37214	Map: 071-08-0 Parcel: 306.00

THIS INSTRUMENT PREPARED BY: ROBERT J. NOTESTINE, III, ATTORNEY AT LAW, WOODMONT CENTRE, SUITE 501, NASHVILLE, TENNESSEE 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Marguerite M. Martin, a single person, (the Grantors) have bargained and sold, and by these presents do transfer and convey unto Donnie F. Rhodes and Tessa Armstrong Rhodes, husband and wife, (the Grantees), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> Being Lot Number 72 on the Plan of Joywood, as of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee.
>
> Said Lot Number 72 fronts fifty (50) feet on the northerly side of Edwards Avenue and runs back between parallel lines 175 feet to a dead line, and measures 50 feet on said dead line.
>
> Being the same property conveyed to Ernest E. Martin and wife, Marguerite M. Martin by deed of record in Book 1079, Page 612, Register's Office for Davidson County, Tennessee. The said Ernest E. Martin having since died leaving the said Marguerite M. Martin the surviving tenant by the entirety by operation of law.
>
> Subject to any and all existing restrictions and easements of record.
>
> This is improved property commonly known as 409 Edwin Street, Nashville, Tennessee 37207.

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, Grantee's successors and assigns, forever.

4110

TENNESSEE REFERENCE

JUN 15 8 31 AM '89

4964 06/15 0101 03CHECK 166.55

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of June, 1989.

Marguerite M. Martin

Marguerite M. Martin

{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 Marguerite M. Martin, a single person, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 1989.

Robert John Holcombe

Notary Public

My Commission expires: May 13, 1990

[{STATE OF TENNESSEE }
[{COUNTY OF DAVIDSON }
[
[The actual consideration or value, whichever is greater for
[this transfer is $ 48500.00.

Tessa Gronstrup Rhodes

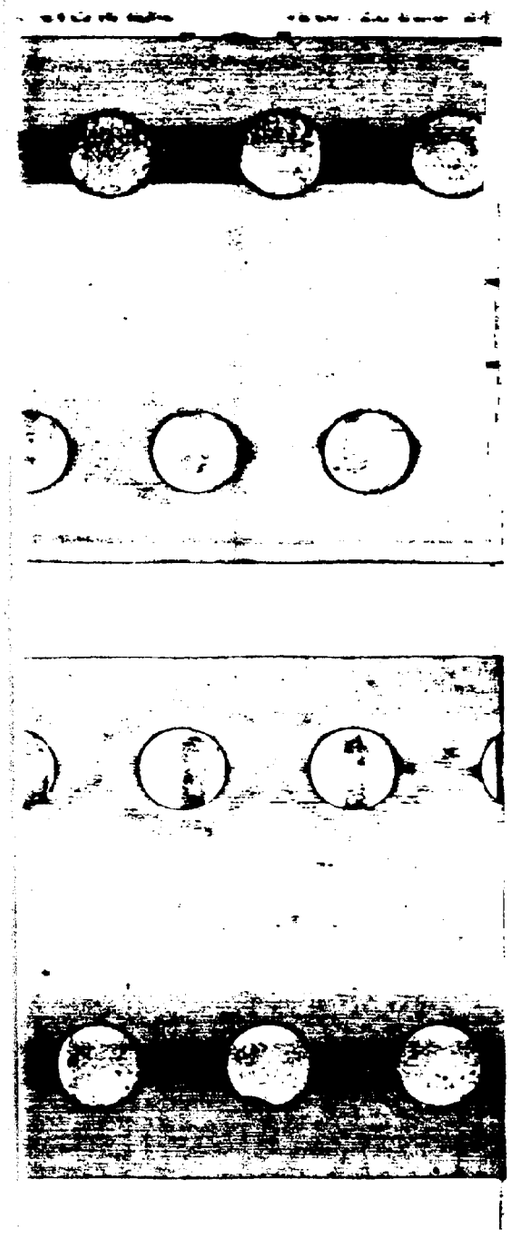
Affiant

[Subscribed and sworn to before me this 9th day of
[June, 1989.

Robert John Holcombe

Notary Public

[My Commission expires May 13, 1990



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7864 PAGE 918

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 48500.00
CON TX 160.05
PRFEE 0.50
MDEED 6.00
TOTAL 166.55
CHECK 166.55

06/15/89 01 08:33 0001 4964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41101

IDENTIFICATION

JUN 15 8 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 219292