Madison, Tennessee 37116

2 44 PM '89

4 1 9

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL
N. F. Martin, etux	SAME AS NEW OWNERS	4139 012-127.01 03CHECK 104-05
308 Marita Ave.		
Goodlettsville, TN. 37072		

BOOK 7886 PAGE 485

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, J. HAROLD SHANKLE and wife, BOBBIE SHANKLE, hereinafter referred to as the "GRANTORS" have bargained and sold, and by these presents do transfer and convey unto the said N. F. MARTIN and wife, SANDRA S. MARTIN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Number 4 on the Bakers Fork Estates of record in Plat Book 6900, page 761, R.O.D.C., Tennessee and more particularly described as follows:
BEGINNING at an existing iron pin located in the westerly right-of-way margin of Old Dickerson Pike and marking the corner common to Lot No. 3 and this lot; thence, with said westerly margin, South 45° 50' 32" East, 150.00 feet to an existing concrete monument; thence, leaving said westerly margin, South 61° 11' 04" West 1164.07 feet to an existing concrete monument; thence, North 23° 39' 13" West, 245.00 feet to an existing concrete monument; thence, North 63° 43' 25" East, 320.00 feet to an existing concrete monument; thence, South 78° 01' 30" East, 130.00 feet to an existing concrete monument; thence, North 61° 18' 31" East, 680.00 feet to the point of beginning, containing 4.55 acres, more or less.
TOGETHER with a 20-foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 thru 4, of Bakers Fork Estates by instrument filed in Book 7683, page 959, said Register's Office, according to a survey by R. L. Montoya, Job No. 87-11-132, dated 8-3-88, as follows:
BEGINNING at an existing concrete monument located in the westerly rights-of-way of Old Dickerson Pike and the corner common to Harold R. Shankle property as defined in Deed Book 6882, page 188, R.O.D.C., Tennessee and Lot No. 1; thence leaving said westerly margin along the line common to Shankle property and Lot No. 1, South 75° 29' 29" West, 120 feet to a point; thence, North 14° 30' 31" East, 20.00 feet to a point; thence North 75° 29' 29" East, 112.84 feet to the westerly right-of-way margin of Old Dickerson Pike; thence with said westerly margin South 34° 11' 58" East 21.24 feet to the point of beginning, containing 2328 square feet more or less.
Being part of the same property conveyed to J. Harold Shankle and wife, Bobbie Shankle by deed from Annie Mae Leeman Tarpley, etal, of record in Book 6882, page 148, Register's Office, Davidson County, Tennessee.

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, the GRANTORS 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 warrant that the same is unencumbered, except:

1. 1988 State & County taxes, paid in full by Grantors, and 1989 State and County taxes prorated between the parties and assumed in full by Grantees.

2. Easement for right of way for public road granted to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office, if applicable.

3. Letter from Metropolitan Government of Nashville and Davidson County of record in book 4797, page 445, said Register's Office, if applicable.

4. Easement for right of way to Southern Bell telephone and Telegraph Co. of record in Book 1118, page 463, said register's Office, if applicable.

5. Access easement for use and benefit of Lots 1 thru 4 Bakers Fork Estates, of record in book 7683, page 959, said Register's Office.

6. The Plan of record in Book 6900, page 761, said Register's Office.

7. Property is described as being a special flood hazard zone.

8. Property to be used for single family dwelling only.

9. Restrictions of record in Book 6882, page 161, said Register's Office, as follows, to wit:

   1. The property shall be used for residential purposes only.

   2. Any dwelling house constructed upon the property shall contain a minimum of One Thousand Six Hundred (1,600) square feet of living area on the main floor, excluding garages, carports, breezeways and connected buildings.

   3. All utility buildings, barns or other appurtenant structures constructed on the property shall be stained or painted.

   4. No swine or poultry shall be permitted on the said property.

   5. No junk vehicles or inoperable vehicles shall be permitted on the said property.

   6. No mobile home or trailer shall be permitted on the property hereinabove described.

   7. No dirt, top-soil or sub-soil shall be removed from the said property.

And We, the GRANTORS, 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.

WITNESS our hands on this the 5th day of July, 1989.

J. Harold Shankle
J. HAROLD SHANKLE

Bobbie J. Shankle
BOBBIE SHANKLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. HAROLD SHANKLE and wife, BOBBIE SHANKLE, 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 this the 5th day of July, 1989.

NOTARY PUBLIC

My Commission expires: 12-15-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

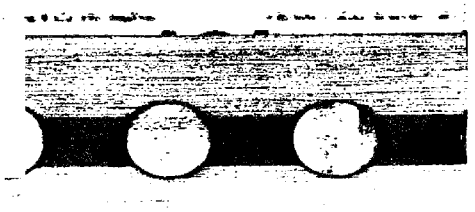
The actual consideration or value, whichever is greater, for this transfer is $ 28,500.00.

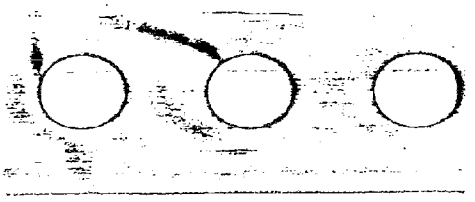
AFFIANT

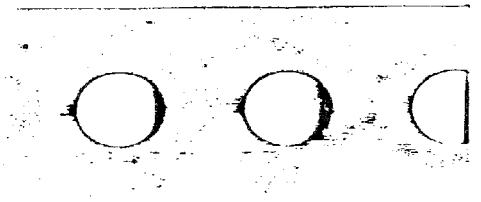
Sworn to and subscribed before me, this the 5th day of July, 1989.

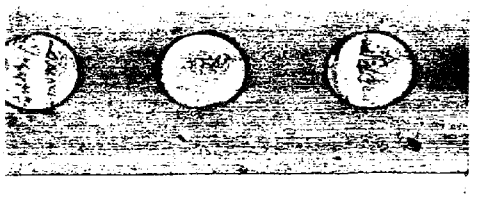
NOTARY PUBLIC

My Commission Expires: 12-15-91









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7886 PAGE 488

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 28500.00
				CON TX 94.05
				PRFEE 1.00
				WDEED 9.00
				TOTAL 104.05
				CHECK 104.05
			07/11/89 01	14:45 0001 4189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4841.6

TENNESSEE REAL ESTATE TRANSFER

JUL 11 2 44 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 227888