FILE BOX

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7914 PAGE 694

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DANA ALLEN	SEARS MORTGAGE CORPORATION	MAP 116-12-D
(NAME)	(NAME)	
518 Armistead Place	2500 Lake Cook Road	PARCEL 518
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Riverwoods, Illinois 60015	FB #7DA90710
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, LOUISE A. MARTIN, married, and SUSAN G. MARTIN MAGRUDER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANA ALLEN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 518 on the Plan of Burlington Condominium Plat of Phase I - Condominium Lot of record in Plat Book 5200, pages 403 - 406, revised in Plat Book 5200, page 490, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Burlington Condominiums, a horizontal property regime established by Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440, and in Book 6362, page 405, said Register's Office.

Being the same property conveyed to Louise A. Martin, an undivided one-half interest, and Joseph Wade Martin and wife, Susan G. Martin, a one-half undivided interest, by deed from Creason Clayton Construction Company, Inc. and Four-O-One Financial Corporation of record in Book 6390, page 150, said Register's Office. Joseph Wade Martin and Susan G. Martin have since divorced. Joseph Wade Martin and wife, Debora H. Martin have subsequently conveyed their interest in said property to Susan Goza Martin by Quitclaim Deed of record in Book 6833, page 137, said Register's Office. The said Susan Goza Martin and Susan G. Martin being one and the same person. Susan G. Martin has since remarried and is now known as Susan G. Martin Magruder.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 5863, page 796, amended in Book 6046, page 134; (3) Charter of record in Book 6018, page 349; (4) Charter of record in Book 5869, page 168, amended in Book 7570, page 316, and in Book 7866, page 386; (5) Master Deed and By-Laws of record in Book 6011, page 653, amended in Book 6194, page 440, and in Book 6362, page 405; (6) Easements of record in Book 6929, page 643, and in Book 6929, page 646, and in Book 3401, page 545; and (7) All matters appearing on the Plan of record in Plat Book 5200, pages 403 - 406, revised in Plat Book 5200, page 490, said Register's Office.

This is not now, nor has it ever been, the principal residence of Louise A. Martin.

Robert H. Magruder, III, spouse of Susan Goza Martin Magruder, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Susan Goza Martin Magruder.

unimproved ( )
This is improved (XX) property, known as 518 Armistead Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of August, 1989.

Louise A. Martin
LOUISE A. MARTIN

Susan G. Martin Magruder
SUSAN G. MARTIN MAGRUDER

ROBERT H. MAGRUDER, III
H.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise A. Martin, married, and Susan G. Martin Magruder and husband, Robert H. Magruder, III with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11 day of August, 19 89.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

5774 CO
IDENTIF. TREFERENCE
AUG 15 8 06 AM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5656 08/15 0101 03CHECK 469.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Dana Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 1989

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL) Notary Public

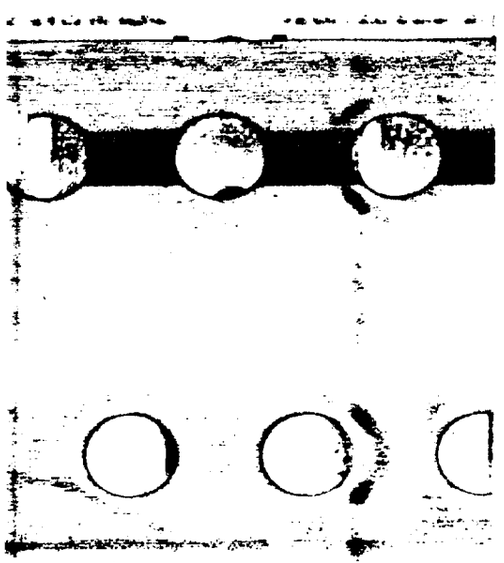
WARRANTY DEED

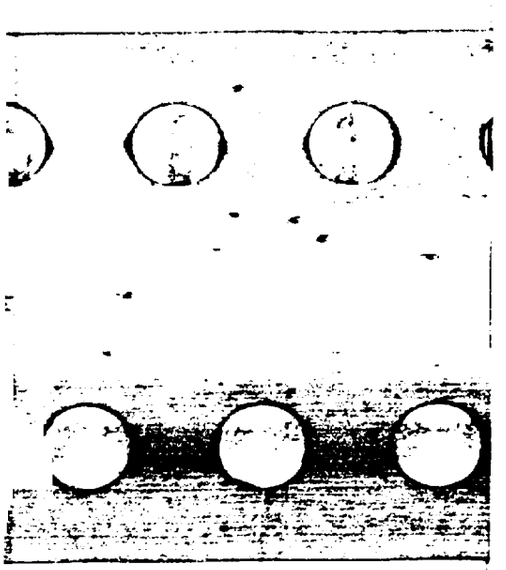
FROM
LOUISE A. MARTIN, married, and
SUSAN G. MARTIN MAGRUDER, married

TO
DANA ALLEN, unmarried

PLEASE RETURN TO: File Box 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7914 PAGE 696

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	140000.00
			CON TX	462.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	469.00
			CHECK	469.00
08/15/89		01	08:08 0001	5656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57748

IDENTIF. TREFERENCE

AUG 15 8 06 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238931