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WARRANTY DEED

FROM: J. Scott Watkins and wife, Kathryn L. Watkins, Grantors

TO: Donald P. Martin and wife, Katherine Martin, Grantees

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4406 Charleston Place Circle Nashville, TN 37215	Same	Part of 130-8 Field Book Numbers 7DA-45502

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty-Two Thousand Dollars ($252,000).

Donald P. Martin
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of March, 1990.

Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, J. Scott Watkins and wife, Kathryn L. Watkins, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Donald P. Martin and wife, Katherine Martin, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Unit No. 11, Lot No. 2 on the plan of Charleston Place Condominiums, as of record in Plat Book 5200, page 593, Register's Office for said County, reference to which is made for a more complete and accurate description.
>
> Being the same property conveyed to J. Scott Watkins and Kathryn L. Watkins, by deed of record in Book 6328, page 136, said Register's Office.

This is improved property, known as 4406 Charleston Place Circle, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes which have been prorated and will be paid by Grantees.

2. Master Deed of record in Book 5965, page 880, amended in Book 6071, page 499, and made applicable to Lot Nos. 1 and 2 by Supplemental Declaration of record in Book 6122, page 319, all in Register's Office for Davidson County, Tennessee.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Plat Book 5200, page 593, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 30th day of March, 1990.

J. Scott Watkins
J. SCOTT WATKINS

by Kathryn Watkins, att'y in fact (Kathryn)
Kathryn L. Watkins
KATHRYN L. WATKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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On this day of 30 day of March, 1990, before me personally appeared, KATHRYN L. WATKINS, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on the behalf of J. SCOTT WATKINS and who acknowledged that she executed the same as the free act and deed of said J. SCOTT WATKINS.

Witness my hand, at Office, this 30 day of March, 1990.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, KATHRYN L. WATKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30 day of March, 1990.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

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IDENTIF. TREFERENCE

MAR 30 11 10 AM '90

0245w/03-27-90

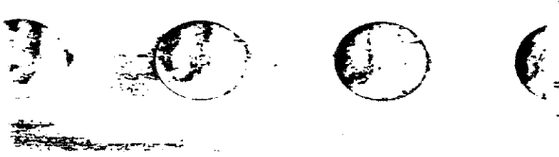


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

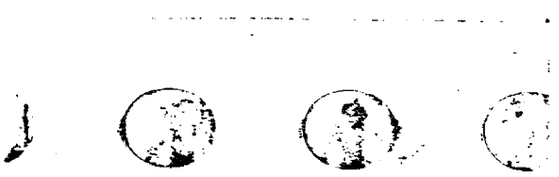
FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 252000.00
CON TX 831.60
PRFEE 1.00
WDEED 9.00
TOTAL 841.60
CHECK BANK 841.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

03/30/90 01 11:08 0001 7192



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IDENTIF. REFERENCE

MAR 30 11 10 AM '90

DAVIDSON COUNTY TN.

No. 305601