THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
P.O. Box 1368
Madison, Tennessee 37116 BOOK 8249 PAGE 746

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Hickman (NAME)	SAME AS NEW OWNER (NAME)	Map 70-15
203 Riverbend Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 41
Longwood, Florida 32779 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by the Grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

S & M PROPERTIES, a Joint Venture composed of Valda Martz and The Schatten Three, Ltd., a Tennessee Limited Partnership and Sam Martz

have this day bargained and sold, and do hereby transfer and convey unto the said James W. Hickman

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

FOR A MORE COMPLETE AND ACCURATE DESCRIPTION SEE "EXHIBIT A" ATTACHED AND MADE A PART HEREIN AS IF COPIED HEREIN VERTABIM.

137 TREFERENCE IDENTIF. 9 07 AM '90 DEC 5 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

6240 12/05 0101 03CHECK 1330.00

Sam Martz, spouse of Valda Martz, joins in this conveyance to convey any and all right, title or interest, if any, which he may have in and to the property marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 400,000.00

Subscribed and sworn to before me this the 3rd *day of* November

December *19* 90

My commission expires: 6-9-93 *(Affix Seal)*

Affiant Deanne Cathey

Notary Public Mark E. Schatten

unimproved (X)
This is improved ( ) property, known as _____ *(House Number) (Street) P.O. Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Granters their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 30th *day of* November *19* 90 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

S & M PROPERTIES, a Joint Venture

By: Valda Martz
Valda Martz, Partner

The Schatten Three, Ltd., a Tenn. Limited Partnership, Partner

By: Sidney Schatten, Trustee
Sidney Schatten, Trustee

By: Maxie O. Patton, Trustee
Maxie O. Patton, Trustee

Sam Martz
Sam Martz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Sam Martz, *the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Madison, *Tennessee, this* 30 *day of* Nov, *19* 90

Charles E Patton *Notary Public*

Commission expires 6-9-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sidney Schatton and Maxie O. Patton, Trustees of The Schatten Three, Ltd., A Tn. Limited Partnership with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners in S & M PROPERTIES, a Joint Venture, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal this the 3 day of December, 1990.

Joy Cox
NOTARY PUBLIC

My Commission Expires: 9-24-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared VALDA MARTZ, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a partner in S & M PROPERTIES, a Joint Venture, and that she as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as partner.

WITNESS my hand and official seal this the 30th day of November, 1990.

Charles E Patton
NOTARY PUBLIC

My Commission Expires: 6-9-93

WARRANTY DEED

FROM

S & M Properties, a Joint Venture

TO

James W. Hickman

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

"EXHIBIT A"

A tract of land located in the First Civil District of Davidson County, Tennessee and being Lot No. 2 on the Plat of MetroCenter Condominium Homes of record in Book 5200, page 468, R.O.D.C. and more particularly described as follows:

BEGINNING at a new iron pin at the southwest corner of the hereindescribed tract and being the southeast corner of Lot No. 1 on said plat of MetroCenter Condominium Homes, said iron pin being North 73 deg. 25' 13" West a distance of 199.32 feet from an old iron pin in the easterly margin of 14th Avenue North, and being the southwest corner of Lot No. 1, and running the following courses and distances:

1. With the westerly margin of Lot No. 2, North 12 deg. 46' West a distance of 163.68 feet to a new iron pin at the northeast corner of Lot No. 1; thence,

2. South 77 deg. 14' West a distance of 147.0 feet to a new iron pin; thence,

3. North 12 deg. 46' West a distance of 40.46 feet to a new iron pin; thence,

4. South 74 deg. 27' 34" West a distance of 74.10 feet to a new iron pin at the northwest corner of Lot No. 1; thence,

5. With the westerly margin of Lot No. 2, North 12 deg. 00' West a distance of 206.06 feet to an old iron pin at the northwest corner of Lot No. 2; thence,

6. With the northerly margin of Lot No. 2, North 81 deg. 45' 19' East a distance of 578.85 feet to an old concrete monument; thence,

7. With the easterly margin of Lot No. 2, South 11 deg. 54' 24" East a distance of 337.35 feet to an old concrete monument; thence,

8. With the southerly margin of Lot No. 2, South 73 deg. 25' 13" West a distance of 354.47 feet to the point of beginning, containing 178,064 square feet, more or less, and being in accordance with a boundary survey by Turner Engineering Company dated May 2, 1985, being their Job No. 13-85, W.O. 5886.

Being the same property conveyed to S & M Properties, a Joint Venture composed of Valda Martz and The Schatten Three, Ltd., a Tennessee Limited Partnership, by deed from Mid-State Plating Company, a Tennessee Corporation, of record in Book 6838, page 97, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8249 PAGE 749

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
400000.00
CON TX 1320.00
PRFEE 1.00
WDEED 9.00
TOTAL 1330.00
CHECK 1330.00

12/05/90 01 09:07 0001 6240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77137.

IDENTIF. REFERENCE

DEC 5 9 07 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378710