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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (cb) (Title No: 30708)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 89,000.00

Viki Mammina Branchizio
Affiant

Sworn and subscribed before me this
22nd day of March, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Viki Mammina Branchizio
2103 18th Avenue, South
Nashville, TN 37212

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
24W 02040, 104-12-213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James S. Martin and spouse, Morene C. Martin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Viki Mammina Branchizio,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 9 on the Map of Lenox Place, as of record in Book 161, page 171, Register's Office for said County.

SAID Lot No. 9 fronts 50 feet on the westerly side of 18th Avenue South, formerly Baxter Avenue, and runs back between parallel lines 141 feet to an alley.

BEING the same property conveyed to Louise S. Martin by deed from A. E. Little and wife, Charline H. Little of record in Book 3028, page 337, said Register's Office. Louise S. Martin has since died, unmarried and testate, by Will of record in Wil Book 133, page 645, Probate Court Clerk's Office for Davidson County, Tennessee. Louise S. Martin has devised subject property to James S. Martin and Preston Brownlow Martin. The said Preston Brownlow Martin has since filed a renunciation and disclaimer of his right to subject property, thereby vesting title of his 1/2 interest in said property in his lineal descendants, Peter N. Martin, Heather L. Martin and Carl H. Martin. The said Peter N. Martin, Heather L. Martin and Carl H. Martin have since conveyed all their interest in subject property to Louise S. Martin by Quitclaim Deed of record in Book 6504, pages 474, 476 and 478 all in said Register's Office, respectively, and by Quitclaim Deed from Morene C. Martin of record in Book 6593, page 374, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

01444
IDENTIF. REFERENCE
MAR 25 12 10 PM '91
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

6242 03/25 0101 03CHECK 300.70

This is improved property, known as: 2103 18th Avenue, South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of March, 1991.

James S. Martin
James S. Martin

Morene C. Martin
Morene C. Martin

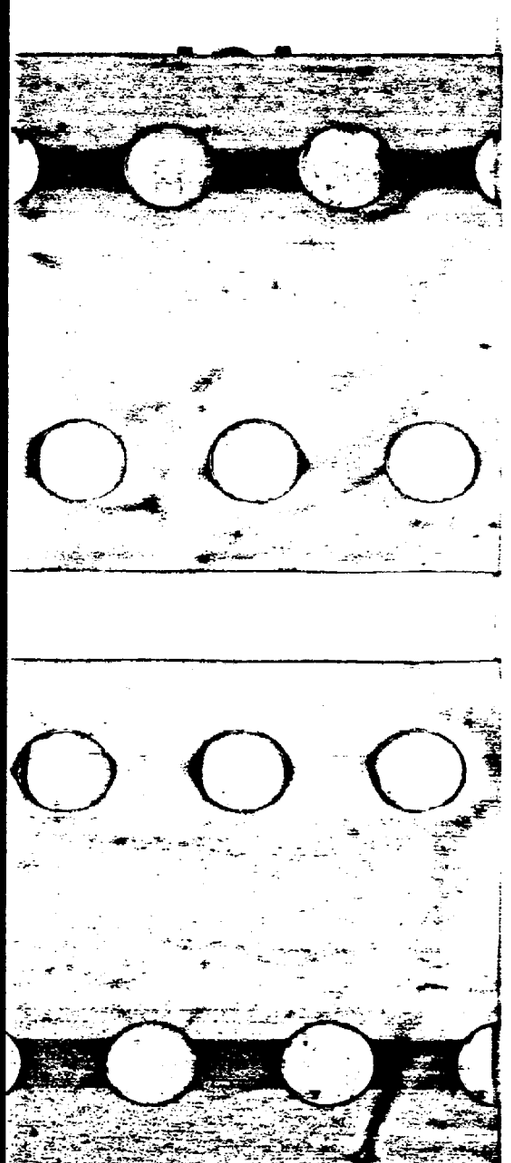
State of Tennessee
County of Davidson

On this 22nd day of March, 1991, before me the undersigned authority, personally appeared James S. Martin and Morene C. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 89000.00
CON TX 293.70
PRFEE 1.00
WDEED 6.00
TOTAL 300.70
CHECK 300.70

03/25/91 01 12:10 0001 6242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01444

IDENTIF. REFERENCE

MAR 25 12 10 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 406986