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THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

OUR FILE NUMBER: R-2523

MAP/GROUP/PARCEL
081-16-034

NEW OWNER'S ADDRESS:
Annie M. Martin
721 Due West Ave #202
Madison Tenn 37115

0613 01/28 0101 03CHECK 53.40

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Ruby L. Phillips and Vernon Lee Phillips, Jr., hereinafter called Grantors, do hereby transfer and convey unto Thomas O. Martin and wife, Annie M. Martin, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 224, and the northerly 16 2/3 feet of Lot No. 225 on the plan of McGavock' Wetmore and other Second Addition, called the Addition to the Town of McGavock, as shown on plat of record in Plat Book 21, Page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 6164, Page 138, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Ruby Lynn Phillips

Vernon Lee Phillips, Jr.

Commonwealth of Massachusetts
Suffolk S.S. Date January 19, 1993
Then personally appeared the above named
VERNON L. PHILLIPS, JR.
and acknowledged the foregoing instrument
to be his free act and deed before me
Sharif A. Abdul-Khaliq, Notary Public
My Commission Expires July 31, 1998

COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES JULY 31, 1998

JAN 28 10 47 AM 93
DAVIDSON COUNTY

IDENTIFICATION REFERENCE

8 6 9 2 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Ruby Lynn Phillips, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 12 day of January, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-1-94

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

PERSONALLY appeared before me, the undersigned authority, Vernon Lynn Phillips, Jr., with whom I am personally acquainted, and made oath that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 19th day of JANUARY, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 31, 1998

STATE OF TENNESSEE
COUNTY OF SUMNER

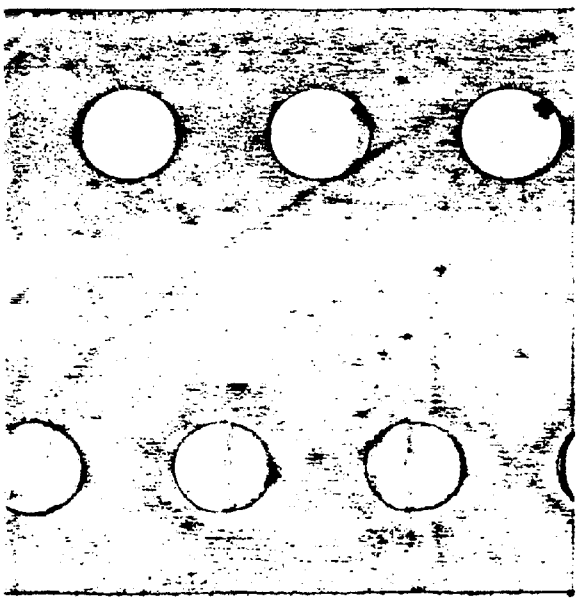
The actual consideration or value whichever is greater for this transfer is $12,000.00.

AFFIANT

Sworn to and subscribed before me, this the 12th day of January, 1993.

NOTARY PUBLIC

My Commission Expires:
4-12-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

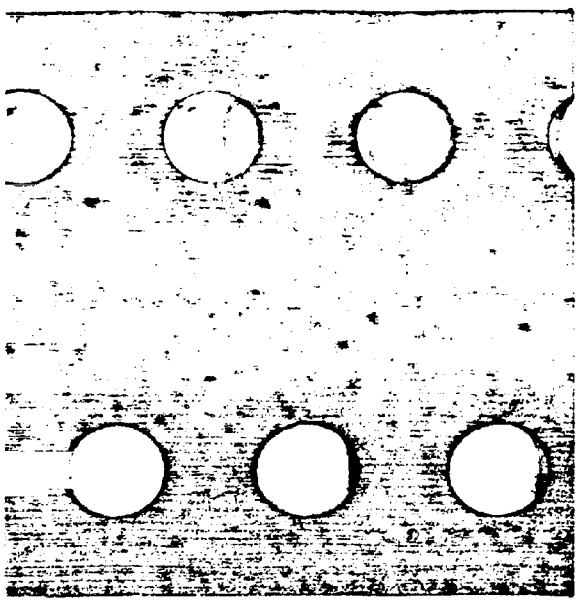
RECEIVED OF _____

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	12000.00
CON TX	44.40
PRFEE	1.00
WDEED	8.00
TOTAL	53.40
CHECK	53.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0618

8 6 9 2 4

IDENTIFICATION REFERENCE

JAN 28 [illegible] AM '93

[illegible] WILSON
DAVIDSON COUNTY, TN

No. 615320