Box 60

This Instrument Prepared By:

Thomas I. Bottorff
5110 Maryland Way, Suite #200
Brentwood, TN 37027

WARRANTY DEED

BOOK 8879 PAGE 912

ADDRESS NEW OWNER:
Robert T. Martin and Ramona L. Martin
212 Wheeler Avenue
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, Illinois 60015

MAP AND PARCEL:
MAP 133-7
GROUP
PARCEL 53

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W.F. Crowell and wife, Elizabeth Dodd Crowell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert T. Martin and wife, Ramona L. Martin, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Being the same property conveyed to W.F. Crowell and wife, Elizabeth Dodd Crowell, by deed from Lorene Potts Veeuera of record in Book 3433, page 629, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Wheeler Avenue, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is made subject to real property taxes for 1993 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert T. Martin and wife, Ramona L. Martin, their heirs and assigns, forever; and we, W.F. Crowell and wife, Elizabeth Dodd Crowell, 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 and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of February, 1993.

W.F. Crowell

Elizabeth Dodd Crowell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named W.F. Crowell and wife, Elizabeth Dodd Crowell the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 26th day of February, 1993.

Robert M. Zeff
NOTARY PUBLIC

ROBERT M. ZEFF NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 47,500.00.

Ramona L. Marten
AFFIANT

Subscribed and sworn to before me
this 26th day of February, 1993.

Robert M Zeff
NOTARY PUBLIC
My Commission Expires: November 20, 1996

Exhibit "A"

Being part of Lot 38 on the Plan of Hinchey Petway property, as of record in Minute Book "I", page 442, Chancery Court, at Nashville, as described as follows: Beginning in the center of Wheeler Avenue at a point 8 feet 8 inches west of the southeast corner of said Lot No. 38 being the southwest corner of the property conveyed to Ernest V. Keith and wife by deed from J. D. Quarles and wife of record in Book 620, page 775, Register's Office, for said County; thence with the westerly line of said Keith property, northwardly 319 feet; thence westwardly 60 feet; thence south 2 degrees 15 minutes west 319 feet to the center of Wheeler Avenue; thence with the center of said Avenue, eastwardly 60 feet to the beginning.

97401

IDENTIFICATION REFERENCE

MAR 4 9 49 AM '93

DAVIDSON COUNTY, TN

7228 03/04 0101 03CHECK 188.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8879 PAGE 915

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	47500.00
			CON TX	175.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	188.75
			CHECK	188.75
03/04/93	01		09:47 0001	9228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97401

IDENTIFICATION REFERENCE

MAR 4 9 49 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 626797