STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF February 1994

Notary Public

MY COMMISSION EXPIRES 7-23-94
(AFFIX SEAL)

Return To: THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
DOUGLAS F. MARTIN AND	Same as New Owner	Map 012-127
WIFE, CARLA (NAME) C. MARTIN	(NAME)	
115 Southburn Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, N. F. MARTIN AND WIFE, SANDRA S. MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS F. MARTIN AND WIFE, CARLA C. 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

THIS CONVEYANCE IS MADE SUBJECT TO THOSE ITEMS SET FORTH IN EXHIBIT "B" attached hereto.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PICK-UP

RECEIVED FOR RECORD
1994 FEB 17 PM 12:23
DAVIDSON COUNTY, TENN.
RECORDING FEE

18697

unimproved (X)
This is improved ( ) property, known as OLD DICKERSON PIKE, GOODLETTSVILLE, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of February 19 94

N. F. Martin

Sandra S. Martin

N. F. Martin

Sandra S. Martin

BOOK 9252 PAGE 166

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named N. F. Martin and wife, Sandra S. Martin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 15th day of February, 19 94.

Commission expires 7-23-94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM: N. F. MARTIN AND WIFE, SANDRA S. MARTIN

TO: DOUGLAS F. MARTIN AND WIFE, CARLA C. MARTIN

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Bakers Fork Estates of record in Plat Book 6900, Page 761, Register's Office for Davidson County, Tennessee, which plat is amended by Amendment and Change of Building Envelope Applicable to Lot No. 4 on the Plan of Bakers Fork Estates, which Amendment is of record in Book 9240, Page 731, Register's Office for said County, described as follows:

BEGINNING at an existing iron pin located in the westerly right-of-way margin of Old Dickerson Pike and marking the corner common to Lot No. 3 and this lot; thence with said westerly margin, South 45 deg. 50' 32" East, 150.00 feet to an existing concrete monument; thence leaving said westerly margin, South 61 deg. 11' 04" West 1164.07 feet to an existing concrete monument; thence North 23 deg. 39' 13" West, 245.00 feet to an exisin concrete monument; thence North 63 deg. 43' 25" East 320.00 feet to an existing concrete monument; thence 78 deg. 01' 30' East 130.00 feet to an existing concete monument; thence North 61 deg. 18' 31" East 680.00 feet to the point of beginning, containing 4.55 acres, more or less.

TOGETHER with a 20-foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 thru 4, of Bakers Fork Estates by instrument filed in Book 7683, Page 959, Register's Office for Davidson County, Tennessee, according to a survey by R. L. Montoya, Job No. 87-11-132, dated 8-3-88, as follows:

BEGINNING at an exising concrete monument located in the westerly rights-of-way of Old Dickerson Pike and the corner common to Harold R. Shankle property as defined in Deed Book 6882, Page 188, Register's Office for Davidson County, Tennessee and Lot No. 1; thence leaving said westerly margin along the line common to Shankle property and Lot No. 1, South 75 deg. 29' 29" West 120 feet to a point; thence North 14 deg. 30' 31" East 20.00 feet to a point; thence North 75 deg. 29' 29" East 112.84 feet to the westerly right-of-way margin of Old Dickerson Pike; thence with said westerly margin South 34 deg. 11' 58" East 21.24 feet to the point of beginning, containing 2328 square feet, more or less.

Being the same property conveyed to N. F. Martin and wife, Sandra S. Martin by Warranty Deed from J. Harold Shankle and wife, Bobbie Shankle of record in Book 7886, Page 485, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. County taxes for 1994, not yet due and payable.

2. Easement for right of way for public road granted to Davidson County, Tennessee of record in Book 1634, Page 623, Register's Office for Davidson County, Tennessee.

3. Letter from Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4797, Page 445, said Register's Office, if applicable.

4. Easement for right of way to Southern Bell Telephone and Telegraph Co. of record in Book 1118, Page 463, said Register's Office, if applicable.

5. Access Easement for use and benefit of Lots 1 thru 4, Bakers Fork Estates, of record in Book 7683, Page 959, said Register's Office.

6. Plan of Bakers Fork Estates of record in Book 6900, Page 761, as amended in Book 9240, Page 731, Register's Office for said County.

7. Property is described as being in a special flood hazard zone.

8. Property is to be used for single family dwelling only.

9. Restrictions of record in Book 6882, Page 161, said Register's Office as follows:

   a. The property shall be used for residential purposes only.

   b. Any dwelling house constructed upon the property shall contain a minimum of One Thousand Six Hundred (1,600) square feet of living area on the main floor, exluding garages, carports, breezeways and connected buildings.

   c. All utility buildings, barns or other appurtenant structures constructed on the property shall be stained or painted.

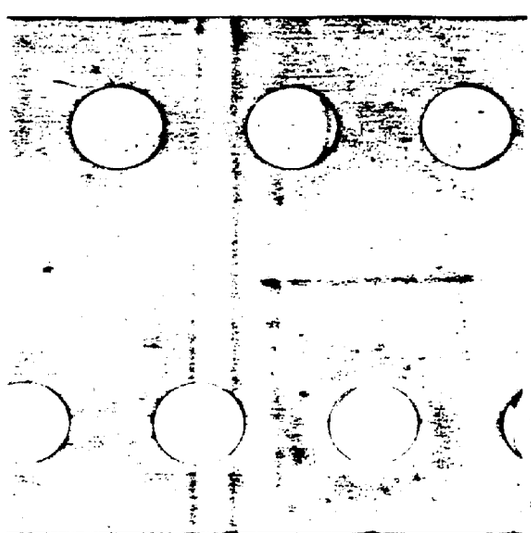
   d. No swine or poultry shall be permitted on the property.

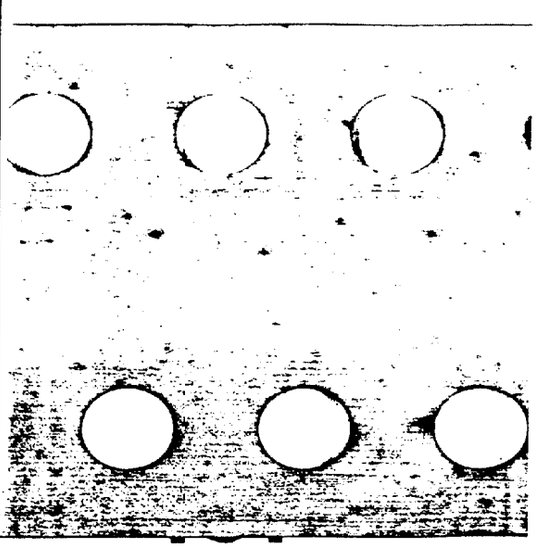
   e. No junk vehicles or inoperable vehicles shall be permitted on on said property.

   f. No mobile home or trailer shall be permitted on the property herein described.

   g. No dirt, top-soil or sub-soil shall be removed from said property.

6620 02/17 0101 03CHECK 88.30





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

RECEIVED OF _____

FOR _____

BOOK 9252 PAGE 169

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 19000.00
				CON TX 70.30
				PRFEE 1.00
				WDEED 16.00
				COPIES 1.00
				TOTAL 88.30
				CHECK 88.30
			02/17/94 01	12:21 0001 6620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18697
IDENTIFICATION REFERENCE
FEB 17 12:21

No.757530