W A R R A N T Y D E E D

For and in consideration of the sum of Thirty-Five Thousand Dollars ($35,000.00), paid in cash, the receipt and sufficiency of which is hereby acknowledged, we, JOHN KEITH JACKSON and wife, MARY LEE JACKSON, have bargained and sold and hereby transfer and convey to FRED C. MARTIN and wife, DORIS M. MARTIN, their heirs and assigns, a one-half undivided interest in a parcel of land located in Davidson County, Tennessee, and more particularly described as follows:

BOOK 9549 PG 984

MAP 93-8
PAR 086

Tract No. 1: Land lying in the First Civil District of Davidson County, Tennessee, said tract of property being known as part of Lot #10 on the plan of D. B. Cooper's Addition to East Nashville of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, and further described according to a boundary survey of Roy Dale & Associates dated March 12, 1981, as follows:

Beginning at an iron pin being located at the common easterly right of way margin of Interstate 40 and the northerly right of way margin of Davidson Street, thence with the right of way margin of Interstate 40 N 10 deg. 07' 46" W a distance of 173.58 feet to a concrete monument, thence continuing along said Interstate 40 right of way margin N 25 deg. 38' 18" W a distance of 28.2 feet to an iron pin, thence along a line N 58 deg. 23' E a distance of 188.89 feet to an iron pin, thence along a line S 18 deg. 31' 00" E a distance of 66.36 feet to an iron pin, thence along a line S 10 deg. 51' 30" W a distance of 42.45 feet to an iron pin, thence along a line S 77 deg. 09' 30" E a distance of 25.0 feet to an iron pin, thence along a line S 18 deg. 25' 19" E a distance of 214.08 feet to an iron pin located in the northerly right of way margin of Davidson Street, thence along said right of way margin N 85 deg. 24' W a distance of 223.95 feet to the point of beginning and containing 1.166 acres more or less.

Being the same property conveyed to Fred C. Martin and Glenn O. Garrett by deed from Ora Jean Pendleton, unmarried of record in Book 5796, page 979, Register's Office of Davidson County, Tennessee.

INCLUDED in the above description but EXPRESSLY EXCLUDED HEREFROM is the following described property from Fred C. Martin and Glenn O. Garrett, to Ernest Marvin Fleming, Jr., and wife M. K. Ivone Fleming, of record in Book 5816, page 646, said Register's Office, described as follows:

A tract of land lying in the First Civil District of Davidson County, Tennessee, said tract of property being known as part of Lot No 10 on the plan of D. B. Cooper's Addition to East Nashville, of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, and further known as Tract B-2 on a boundary survey of Roy Dale & Associates dated March

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SHELBYVILLE, TENN.

12, 1981, and described according to said survey as follows:

Beginning at an iron pin being located on the northerly margin of Davidson Street, being 159.05 feet from an iron pin located in the northerly margin of Davidson Street and the westerly margin of South Fifth Street; thence along the northerly margin of Davidson Street N 85 deg. 24' 00" W, 223.95 feet to an iron pin; thence deg. 07' 46" W 85.57 feet to a point; thence N 59 deg. 23 ' 52" E, 198.23 feet to an iron pin; thence S 18 deg. 23' 19" E 214.08 feet to the point of beginning, containing 0.689 acres, more or less.

BOOK 9549PG985

APPURTENANT EASEMENT

ALSO INCLUDED is an 18 foot easement for ingress and egress along the entire western boundary line of said property and further described as follows:

Beginning at an iron pin in the northerly margin of Davidson Street, said pin being in the southwestern corner of Tract B-2 on the boundary survey by Roy Dale & Associates dated March 12, 1981, thence leaving the margin of Davidson Street N 10 deg. 07' 46" W, 85.57 feet to a point, thence N 59 deg. 23' 52" E 18 feet to a point; thence S 10 deg. 07' 46" E 97.0 feet to a point in the northerly margin of Davidson Street, thence along the margin of Davidson Street N 85 deg. 24' 00" W 18 feet to the point of beginning.

Said easement reserved shall be a covenant running with the appurtenant to the land and shall be binding upon the parties, their successors and representatives, heirs, grantees and assigns.

MAP 93-08
PAR 089

Tract No. 2: Land lying in the First Civil District of Davidson County, Tennessee, said tract of property being known as part of Lot No. 10 on the Plan of D. B. Cooper's Addition to East Nashville, of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee, and further described according to a boundary survey of Roy Dale & Associates, dated March 12, 1981, as follows:

Commencing at an iron pin in the northerly margin of Davidson Street, said iron pin being in the southwestern corner of Tract B-2 on said survey; thence leaving the northerly margin of Davidson Street, N 10 deg. 07' 46" W 85.57 feet to a point; thence along the common line between Tract B-1 and Tract B-2 on said survey N. 59 deg. 23', 52" E 198.23 feet to the point of beginning; thence along a line N 77 deg. 09' 30" W, 25 feet to an iron pin, thence N 10 deg. 51' 30" E, 42.45 feet to an iron pin; thence S 18 deg. 31' E, 5.50 feet to an iron pin; thence S 77 deg. 09' 30" E, 33.76 feet to an iron pin; thence S 12 deg. 28' 30" W, 34.70 feet to an iron pin; thence N 77 deg. 09' 30" W, 11.07 feet to an iron pin; thence S 10 deg. 31' E, 3.51 feet to an iron pin being the point of beginning, containing 0.03 acres, more or less.

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This is the same land in which a one-half undivided interest was conveyed to grantors by deed dated September 22, 1988, and recorded in Book 7674, Page 31[illegible], Register's Office of Davidson County, Tennessee. Also see Deed of Correction dated March 3, 1989, and recorded in Book 7792, Page 298, said Register's Office.

To have and to hold said one-half undivided interest in said land, with all rights, title, easements, and interests appurtenant thereto, to the said Fred C. Martin and wife, Doris M. Martin, their heirs and assigns, forever, in fee simple.

BOOK 9549 PG 986

We covenant that we are lawfully seized and possessed of said one-half undivided interest in said land; that we have a good right to convey same; and that the same is unencumbered, with the exception of the lien of the 1994 land taxes and subject to the Lease Agreement dated September 26, 1988, and recorded in Book 7674, Page 321, said Register's Office.

We further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to said one-half undivided interest in said land to the said Fred C. Martin and wife, Doris M. Martin, their heirs and assigns, against the lawful claims of all persons.

Witness our signatures on this 26 day of July, 1994.

JOHN KEITH JACKSON

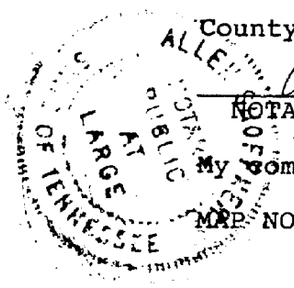
MARY LEE JACKSON

LAW OFFICES
OFFNER & ABERNATHY
SHELBYVILLE, TENN

STATE OF TENNESSEE

COUNTY OF BEDFORD

Personally appeared before me, ALLEN SHOFFNER, a Notary Public in and for said State and County, JOHN KEITH JACKSON, and wife, MARY LEE JACKSON, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Shelbyville, Bedford County, Tennessee, this 26 day of JULY, 1994.



C. Allen Shoffner
NOTARY PUBLIC

My commission expires: 1-14-95

BOOK 9549 PG 987

MAP NO.:_____ PARCEL NO.:_____

Send Land Tax Statement To:

Mr. and Mrs. Fred C. Martin,
289 Lawndale Drive,
Nashville, Tenn., 37211.

This Instrument Was Prepared By:

Mr. Allen Shoffner, Attorney,
P. O. Box 765,
Shelbyville, TN 37160.

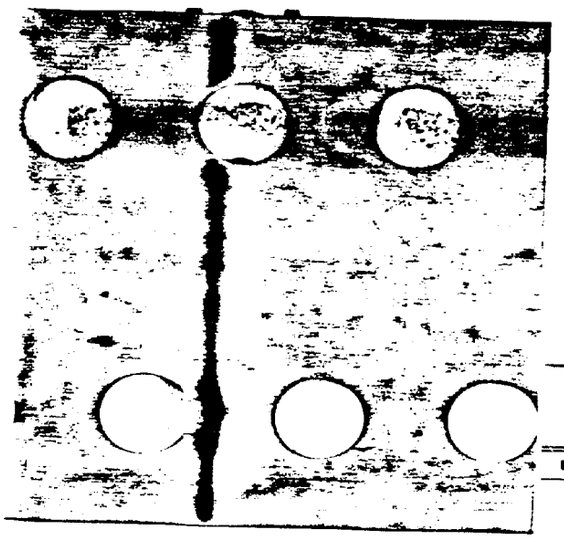
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$_____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 19 94.
Deputy Register

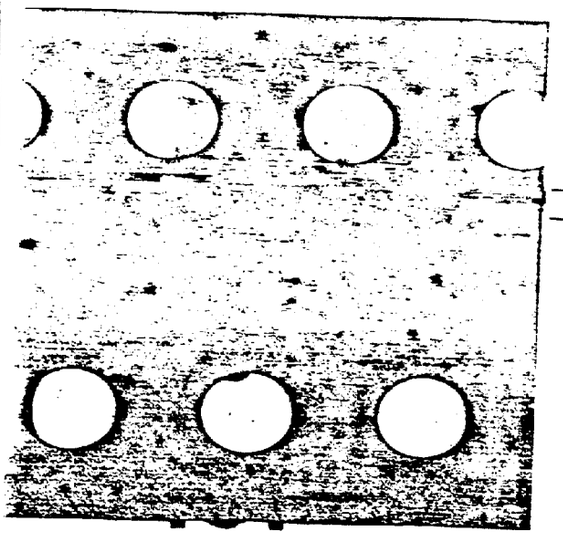
LAW OFFICES
HOFFNER & ABERNATHY
SHELBYVILLE, TENN

18512
IDENTIF. & REFERENCE

94 DEC 19 PM 2:21

4510 12/19 0101 03CHECK 146.50





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

RECEIVED OF _____

FOR _____

BOOK 9549 PG 988

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 35000.00	
			CON TX 129.50	
			PRFEE 1.00	
			WDEED 16.00	
			TOTAL 146.50	
			CHECK 146.50	
12/19/94	01		14:21 0001 4510	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18512
IDENTIF. & REFERENCE

94 DEC 19 PM 2:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 864454