File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9565 PG 485

Gerald G. Patterson, Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37219

#12726A

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ELIZABETH D. MARTIN	NEW OWNER	Map 144-13
(NAME)	(NAME)	
P.O. Box 121587		Parcel 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212-1587		FB FH3975
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ALDEN H. SMITH, JR. AND E. DAN SMITH, II, TRUSTEES OF CHICKERING LANE IRREVOCABLE TRUST DATED AUGUST 10, 1981, for the benefit of Adele B. Smith, Gayle E. Smith, Laura J. Smith, George D. Smith, Jr., E.Dan Smith, II, Elizabeth W. Smith, Alden H. Smith, II, as to a 7/8ths undivided interest HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH D. MARTIN AND HUSBAND, MICHAEL R. MARTIN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Chickering Estates Section I, as of record in Plat Book 2663, pages 86 and 87, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alden H. Smith, Jr., George D. Smith and E. Dan Smith, II, Trustees of Chickering Lane Irrevocable Trust, dated August 10, 1981 by deed from Alden H. Smith, Jr. and Gayle Elam Smith of record in Book 5787 page 269, said Register's Office. George D. Smith having since died.

This conveyance is made subject to: (1) 1995 Taxes, which have been assumed by the Grantees; (2) Restrictions of record in Book 2810, page 5, amended in Book 3096, page 210; and (3) All matters appearing on the Plan of Record in Plat Book 2663, pages 86 and 87, said Register's Office.

This conveyance is further subject to the following restrictive covenant: In the event Grantees elect not to build a house on the subject property and the subject property is sold by Grantees on or before July 9, 1999, all net profits derived from such sale shall be payable to the Grantors. In addition, in the event that the subject property is not sold by Grantees on or before July 9, 1999 and a house has not been built on the subject property by such date, Grantors shall be granted a 30-day option to purchase the subject property at a purchase price of $142,500.00, such option to be exercised by Grantors on or before August 8, 1999, after which date it shall terminate.

unimproved (XX)
This is improved ( ) property, known as 4342 Chickering Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of January, 19 95.

Alden H. Smith Jr Trustee
ALDEN H. SMITH, JR., TRUSTEE

E. Dan Smith II Trustee
E. DAN SMITH, II, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9565 PG 486

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALDEN H. SMITH, JR. AND E. DAN SMITH, II

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4th day of January, 19 95.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

23272
IDENTIF. & REFERENCE

95 JAN -5 PM 3:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,687.50

Elizabeth D. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 95

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

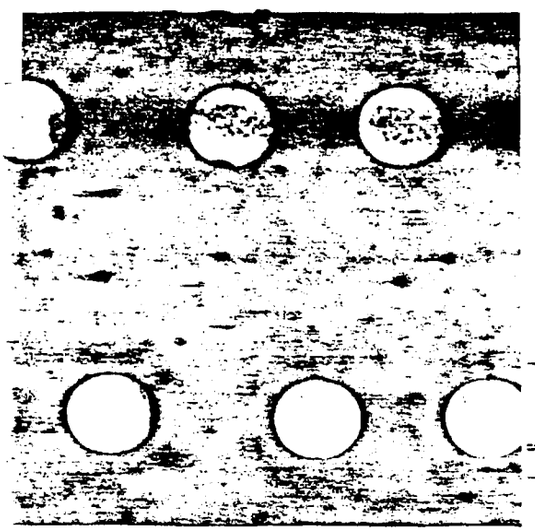
WARRANTY DEED

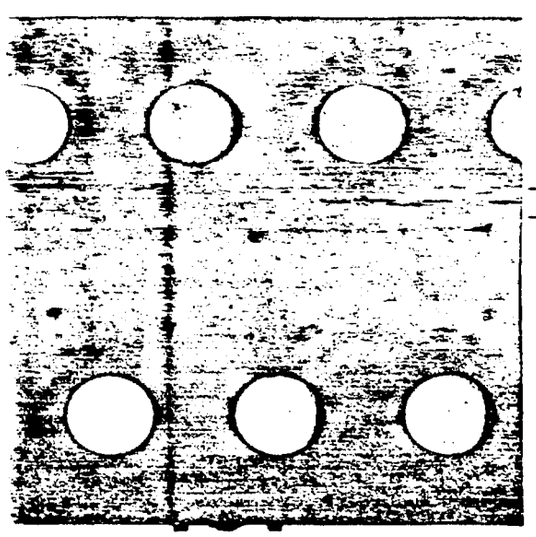
FROM
ALDEN H. SMITH, JR. AND E. DAN SMITH, II

TO
ELIZABETH D. MARTIN AND HUSBAND, MICHAEL R. MARTIN

7678 01/05 0101 03CHECK 470.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9565PG487

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 124687.50
CON TX 461.39
PRFEE 1.00
WDEED 8.00
TOTAL 470.39
CHECK 470.39

01/05/95 01 15:34 0001 9678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23272
IDENTIF. # REFERENCE

95 JAN -5 PM 3:35
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 869547