THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Beverly M. Bridges, et. vir. 136 Hogans Branch Road Goodlettsville, TN 37072	Same as New Owner	Map 32 Parcel 75 Field Book 10D31812

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FRANCIS L. MARTIN, Executor and ALVIN BARRY MARTIN, and ELLEN BEVERLY MARTIN BRIDGES, heirs and beneficiaries of the Estate of Alvin B. Martin, deceased, hereinafter called the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BEVERLY M. BRIDGES and husband, DANNY M. BRIDGES, 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and described according to surveys made by George Watkins, Surveyor, dated July 31, 1957, and by Arbo Engineering Co., dated April 3, 1965, as follows:

Beginning at a point in the center of Campbell Road, said point being the southwesterly corner of the property conveyed to Bernice L. Martin by deed from Muncie Martin and wife, of record in Book 2695, page 139, Register's Office for said County; thence with the center of said Road, North 30 degrees West 481.6 feet to a point; thence leaving said Road, North 60 degrees East 529.9 feet to an iron pin; thence with a fence as follows: South 12 degrees East 128 feet to an iron pin at the southeasterly corner of an old graveyard; South 33 degrees 30' West 277.7 feet to a 10-inch hickory; South 7 degrees West 49.5 feet to an iron pin; South 15 degrees East 333.3 feet to a post; and North 89 degrees West 202 feet to the point of beginning, containing 3.81 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OR PARCEL OF LAND HERETOFORE CONVEYED BY ALVIN B. MARTIN AND WIFE, MARY ELLEN MARTIN, TO R.L. FOWLER, OF RECORD IN BOOK 8127, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey made by George Watkins, Surveyor, dated July 31, 1957, and by Arbo Engineering Co., dated April 3, 1965, as follows:

Beginning at a point in the center of Campbell Road, said point being the most northwesterly corner of the property conveyed to Alvin B. Martin and wife, Mary Ellen Martin by deed of record in Book 4097, page 454, Register's Office for Davidson County, Tennessee; thence from said beginning point North 60 degrees East 529.9 feet to an iron pin; thence with a fence as follows: South 12 degrees East 128 feet to an iron pin at the southeasterly corner of an old graveyard; thence South 33 degrees 30' West 78.7 feet to an iron pin; thence leaving said fence line, South 60 degrees West 419.8 feet to a point in the center of Campbell Road; thence North 30 degrees West 158.7 feet to the point of beginning, containing 1.81 acres, more or less.

Being the same property conveyed to Alvin B. Martin and wife, Mary Ellen Martin, by deed from Francis L. Martin, et al, of record in Book 4097, page 454, Register's Office for Davidson County, Tennessee. The said Mary Ellen Martin died intestate on March 5, 1994, at which time the hereinabove described property become vested in Alvin B. Martin, in fee simple. Alvin B. Martin died testate on June 27, 1994 and by the terms of his Last Will and Testament dated September 17, 1986 and filed for probate in the Probate Court for Davidson County, Tennessee in the matter of the *Estate of Alvin B. Martin, deceased, Case No. 94P-1225*, the hereinabove described property was devised

to the decedent's children, Alvin Barry Martin and Ellen Beverly Martin Bridges, as tenants in common, each owning a one-half undivided interest.

The description of the real property, as hereinabove shown, is the same as that contained in the previous Deed of record.

The mailing address for the said property is: 1498 Campbell Road, Goodlettsville, Tennessee 37072.

The undersigned GRANTORS represent and warrant that all of the debts and obligations owing by Mary Ellen Martin, during her lifetime or by reason of her death have been fully paid and satisfied. The undersigned GRANTORS further represent and warrant that the Estate of Alvin B. Martin remains open but that there are sufficient funds within the Estate for the payment of all debts and obligations owing by the said Alvin B. Martin, during his lifetime or by reason of his death. The undersigned GRANTORS, ALVIN BARRY MARTIN and ELLEN BEVERLY MARTIN BRIDGES, agree to indemnify and hold harmless the GRANTEES, DANNY M. BRIDGES and BEVERLY M. BRIDGES, from any cost, expense or judgment relating to any claim, demand or suit concerning the estates of Mary Ellen Martin and/or Alvin B. Martin, including the GRANTEES' reasonable attorney's fees, court costs and other litigation expenses.

The GRANTOR, ELLEN BEVERLY MARTIN BRIDGES, and the GRANTEE, BEVERLY M. BRIDGES, are one and the same persons.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1995 State and County Taxes, which are a lien but not yet due and payable, and which have been prorated between the parties and which will be paid by the GRANTEES, in full, when due.

2. Easements for utilities serving the property.

And WE, the GRANTORS, 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.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

ESTATE OF ALVIN B. MARTIN

Francis L. Martin
FRANCIS L. MARTIN, Executor

Alvin Barry Martin
ALVIN BARRY MARTIN, Devisee

Ellen Beverly Martin Bridges
ELLEN BEVERLY MARTIN BRIDGES, Devisee

"GRANTEES"

Beverly M. Bridges
BEVERLY M. BRIDGES

Danny M. Bridges
DANNY M. BRIDGES

STATE OF DELAWARE }
COUNTY OF New Castle }

BOOK 9645 PG 583

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALVIN BARRY MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th of April, 1995.

NOTARY PUBLIC

My Commission Expires: April 30, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCIS L. MARTIN, Executor, ELLEN BEVERLY MARTIN BRIDGES, a/k/a BEVERLY M. BRIDGES, and DANNY M. BRIDGES, 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, at office, this the 13 of April, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Sworn to and subscribed before me, this the 13 day of April, 1995.

NOTARY PUBLIC

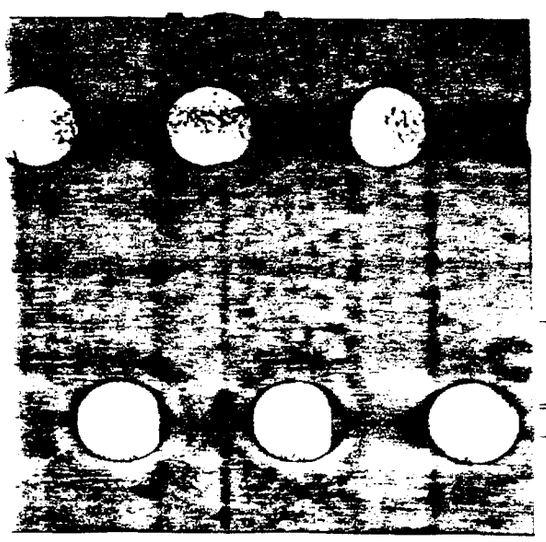
My Commission Expires: 12/6/97

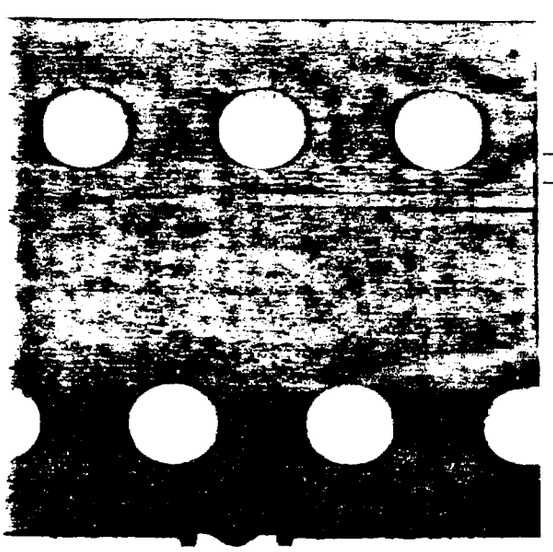
51521

IDENTIFICATION REFERENCE

95 APR 17 AM 9:51

DAVIDSON COUNTY REGISTER





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9645 PG 584

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MG	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

DART 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 12.00
TOTAL 235.00
CHECK 235.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/95 01 09:51 0001 0830

51521

IDENTIF. # REFERENCE

95 APR 17 AM 9:52

REGISTER
DAVIDSON COUNTY, TN.

No. 900310