Box 50-B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9692PG175

ADDRESS NEW OWNER:
Ransom W. Martin and Karen C. Martin
5405 Windypine Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:

Map	172-3
Group	A
Parcel	112

WARRANTY DEED

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, Richter Dial Builders Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ransom W. Martin and wife, Karen 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:

> Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Richter Dial Builders Inc. by deed from MeritBanc Development Corporation (formerly known as Hardin Service Corporation), as of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 5405 Windypine Drive, Nashville, TN 37211.

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

1. Subject to Metropolitan Government 1995 property taxes and subsequent years thereafter.
2. All matters as shown on the plan of record in Book 6900, pages 498 and 499, said Register's Office.
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for the Woodlands, and the By-Laws appended thereto, of record in Book 7334, page 109 and Book 7408, page 250, as amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, and Book 8634, page 224, as re-recording in Book 8643, page 675, said Register's Office.
4. Storm water detention agreement of record in book 7336, page 3, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ransom W. Martin and wife, Karen C. Martin, their heirs and assigns, forever; and Richter Dial Builders Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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.

BOOK 9692 PG 176

Witness our hand this the 1st day of June, 1995.

Richter Dial Builders Inc

By: Doug Richter
Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Doug Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary/Treasurer (or other officer authorized to execute the instrument) of the Richter Dial Builders Inc. , the within named bargainor, a corporation, and that he as such Secretary/Treasurer, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of June, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: Nov. 20, 1996

0067199

IDENTIF. & REFERENCE

95 JUN 6 AM 9:34

FELIX ZOLLICOFFER REGISTER DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 169,590.00.

Ransom W. Martin

AFFIANT

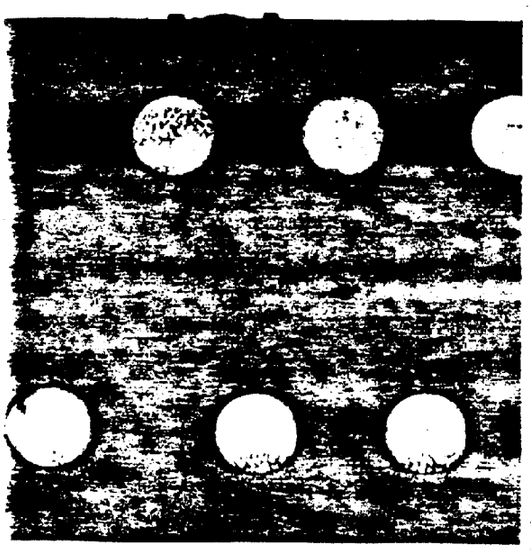
Subscribed and sworn to before me this 1st day of June, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: Nov 20, 1996

3065 06/06 0100 03CHECK 636.49



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

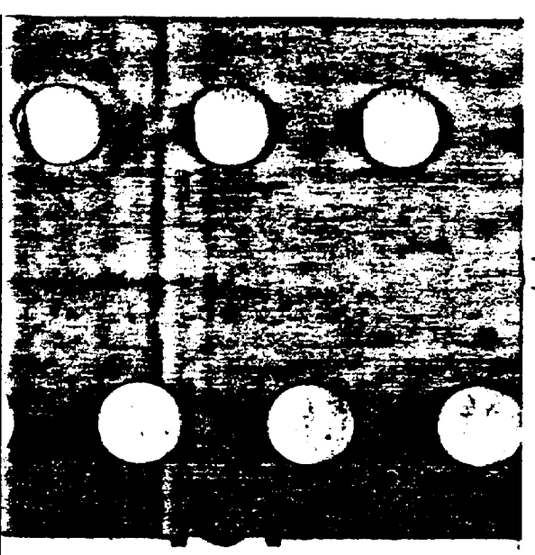
RECEIVED OF _____

FOR _____

BOOK 9692 PG 177

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 169590.00
CON TX 627.49
PRFEE 1.00
WDEED 8.00
TOTAL 636.49
CHECK 636.49

06/06/95 01 09:34 0001 8065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067199
IDENTIF. # REFERENCE

95 JUN -6 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917357