FILE BOX 45

BOOK 9840 PG 763

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 95

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David Martin (NAME)	CTX Mortgage Company (NAME)	MAP 075-000
5335 Weber Road (ADDRESS)	5200 Maryland Way, Suite 108 (ADDRESS)	PARCEL 85.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Hans Schreier and wife, Christine Schrier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John David Martin, unmarried

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. 1 of part of the F. A. Harwell Property of record in Book 5800, page 152, Register's Office for Davidson County, Tennessee, the same having been prepared by Gary R. Cummings, Registered Land Surveyor, and dated January 5, 1983.

SAID Lot No. 1 begins at a concrete monument on the westerly margin of Weber Road, which monument is 900 feet, more or less, South 27 degrees 29 minutes West from the intersection of the westerly margin of Old Hickory Boulevard; and said concrete monument being the southeast corner of the property conveyed to Bobby Jones Lewis and wife, by deed of record in Book 4251, page 763, Register's Office for Davidson County, Tennessee; thence with said westerly margin of Weber Road, South 27 degrees 29 minutes West 105.05 feet to a concrete monument at the northeast corner of the remainder of F. A. Harwell's Property; thence with Harwell's northerly line, North 86 degrees 08 minutes West 606.48 feet to an iron pin; thence continuing Harwell's northerly line, North 75 degrees 05 minutes West 116.93 feet to an iron pin; thence North 27 degrees 30 minutes East 227.72 feet to a concrete monument at the southeast corner of Lot No. 17 of Hermitage Estates, Section 4; thence with a fence and the southerly line of Bobby Jones Lewis and wife, South 74 degrees 47 minutes 35 seconds East 685.42 feet to the point of beginning.

Being the same property conveyed to Hans Schreier and wife, Christine Schreier by deed from Donald R. Durham and wife, Anita S. Durham, of record in Book 9001, page 526, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5335 Weber Road, Hermitage, TN 37076
(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 24th day of October 19 95

Hans Schreier

Christine Schrier

9540 pg 764

STATE OF CALIFORNIA
COUNTY OF Sonoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hans Schreier and wife, Christine Schrier

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 ~~Nashville~~ Santa Rosa, ~~Tennessee~~ California this 24th day of October 19 95.

Commission expires _____

Notary Public

LAURIE R. KNEELAND
COMM. #1040486
Notary Public — California
SONOMA COUNTY
My Comm. Expires MAR 20,1999

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

01166997

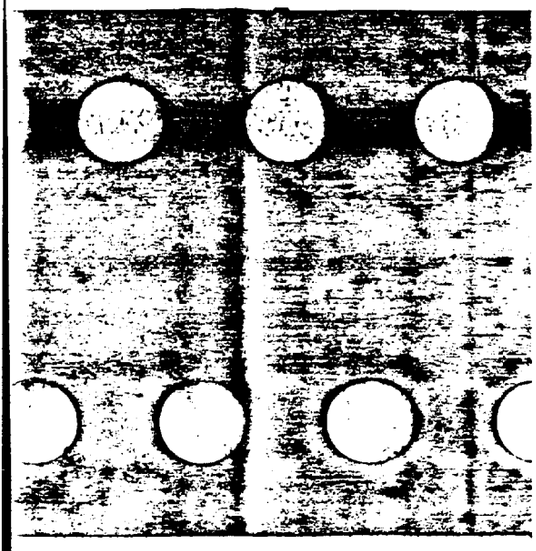
IDENTIFICATION REFERENCE

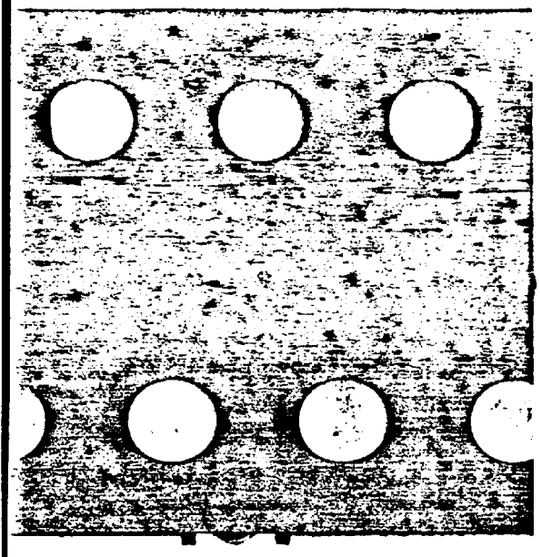
95 OCT 27 PM 3:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECD 10/27 0101 03[illegible]

817.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9840 PG 765

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

DAMT	218500.00
DDN TX	808.45
PRFEE	1.00
WDEED	8.00
TOTAL	817.45
CHECK	817.45

10/27/95 01 15:26 0001 1614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0116697

ISCRIB. & REFERENCE

95 OCT 27 PM 3:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 970278