BOOK 9902 PG 239

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34106

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 185,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF December 19 95
Notary Public
MY COMMISSION EXPIRES 1/23/95

SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth H. Martin (NAME)	First American National Bank (NAME)	160-7-1
726 Baxter Lane (ADDRESS)	First American Center (ADDRESS)	6DU-40660
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, General Construction Company, A SOLE PROPRIETORSHIP OF MARION THOMPSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth H. Martin and wife, Judy K. 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:

A tract of land in the sixth, formerly the eighth civil district of Davidson County, Tennessee, being a portion of Lot 3 on the unrecorded plan of the subdivision of the Baxter 110 acre tract of land, east of the Franklin Turnpike Road described according to a survey made January 10, 1918, by Eric Drake, County Surveyor of said County, as follows:

Beginning at a point in the center of Baxter Avenue (now called Baxter Lane), 1022.6 feet easterly from the center of Old Franklin Turnpike Road, the southeast corner of Lot 2 on said plan; and running thence south 85 deg. east with the center of said Baxter Avenue 178.2 feet; thence north five deg. east 488.8 feet to a point in the south line of the Hailey lane; thence north 85 deg. west 178.2 feet to the northwest corner of said Lot No. 3; thence south five deg. west with the line between said Lots 2 and 3, 488.8 feet to the point of beginning and containing 2 acres more or less.

BEING the same property conveyed to General Construction Company by deed from Roy Stephen Shacklett of record in Book 9888, Page 8, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 726 Baxter Lane, Brentwood, TN 37027
(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 my hand this 22nd day of December, 19 95

General Construction Company
By: Marion Thompson Proprietor

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the General Construction Company the within named bargainor, and corporation, and that he 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 Nashville, Tennessee on this the 22nd day of December 1995.

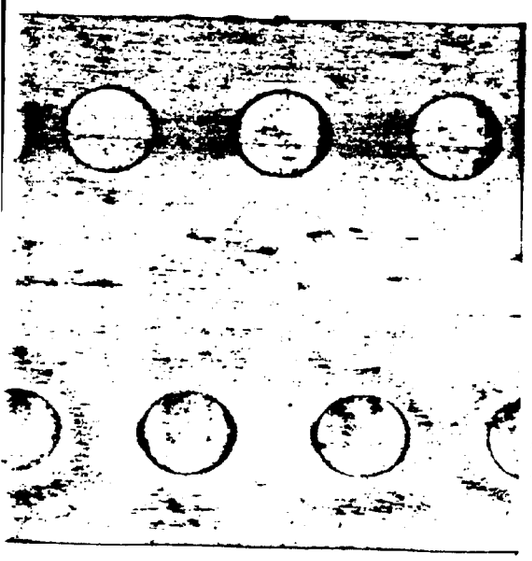
My commission expires _____

_____
Notary Public

0136154
IDENTIF. & REFERENCE

95 DEC 29 AM 9:03
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

2743 12/29 0101 03CHECK 693.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

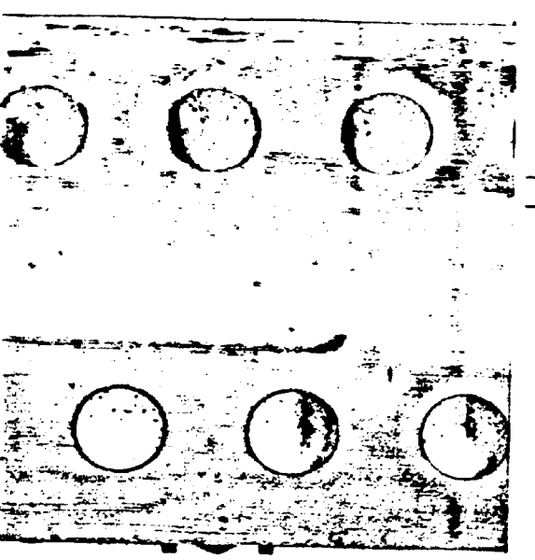
RECEIVED OF _____

FOR _____

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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
185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
TOTAL 693.50
OVERBANK 693.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/95 01 09:02 0001 2745

0136154
IDENTIF. ↑ REFERENCE

95 DEC 29 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991125