This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, TN 37064

9928 944

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James R. Martin Veronica L. Martin 297 Vivelle Avenue Nashville, TN 37210	First Republic Mtg Corp 3310 West End Avenue Nashville, TN 37203	106-13-0-89.00

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jerry C. Sailors, married,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **James R. Martin and Veronica L. Martin, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 1 on the Plan of Redd Heights, as of record in Book 2331, page 105, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 79.92 feet on the northwestern terminum of Vivelle Avenue and extends back 289.2 feet on the easterly line and 343.4 feet on the westerly line to a dead line, measuring 68 feet thereon.
>
> Being the same property conveyed to Jerry C. Sailors by deed from Albert Robert Freeman and wife, Nell Marie Freeman of record in Book 9305, page 904, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1996 Taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Book 2331, page 105, said Register's Office.
3. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; BOOK 9928 PG 945

AND I FURTHER covenant and bind myself, my 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.

This improved property is known as:

297 Vivelle Avenue, Nashville, TN 37210

AND I, LYNN F. SAILORS, wife of Jerry C. Sailors, do hereby join in this conveyance to convey any and all rights I might have in said property due to my marriage or otherwise.

WITNESS MY HANDS THIS 25th DAY OF January, 1996 IN FRANKLIN, TENNESSEE.

SELLER: Jerry C. Sailors

SELLER: Lynn F. Sailors

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Jerry C. Sailors and wife, Lynn F. Sailors,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25th day of January, 1996 in Franklin, TN.

Notary Public

My Commission Expires:

1/13/98

BK 9928 PG 946

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $58,900.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 25th day of January, 1996, in Franklin, Tennessee.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

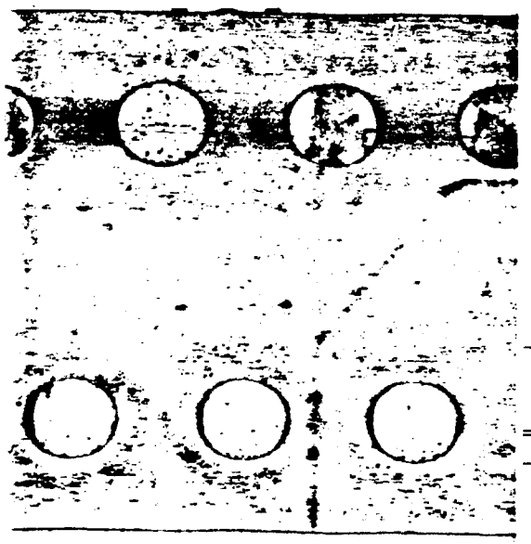
1/13/98

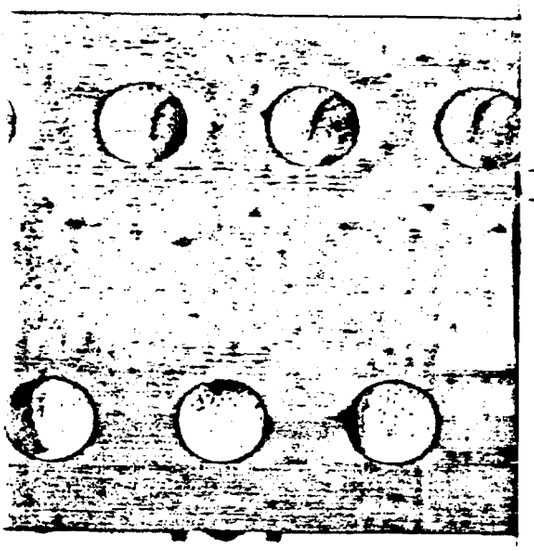
1722 01/29 0101 03CHECK 230.93

0144494
IDENTIF. ↑ REFERENCE

96 JAN 29 AM 8:13
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

TNJ/4203.9600/cw





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

RECEIVED OF _____

FOR _____

BOOK 9928 PG 947

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 58900.00
CON TX 217.93
PRFEE 1.00
WDEED 12.00
TOTAL 230.93
CHECK 230.93

01/29/96 01 08:18 0001 1722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144494
IDENTIF. ↑ REFERENCE

96 JAN 29 AM 8:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999980