File 13638
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9934 PG 763

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS W. MARTIN (NAME)	NASHVILLE BANK OF COMMERCE (NAME)	Map 104-2-B
114 Acklen Park Drive, Unit 1 (STREET ADDRESS OR ROUTE NUMBER)	221 Fourth Avenue North (STREET ADDRESS)	Par. 1.00 Co.
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	F.B. 21W13070

FOR AND IN 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, JAMES H. ELLIOTT AND WIFE, ROBERTA H. MEYERS-ELLIOTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS W. MARTIN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 1, together with the appurtenant interest in the common elements of Kingston Place Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6423, page 353, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to James H. Elliott and wife, Roberta H. Meyers-Elliott by deed from Acklen Park Associates of record in Book 6434, page 167, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 6438, page 547; and (3) Restrictions of record in Book 6423, page 353, said Register's Office.

3510 02/01 0101 03CHECK 329.05

01146176
IDENTIF. # REFERENCE

96 FEB -1 AM 11:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 114 Acklen Park Drive, Unit 1, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of January, 19 96

James H. Elliott
JAMES H. ELLIOTT

Roberta H. Meyers-Elliott
ROBERTA H. MEYERS-ELLIOTT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9934 PG 764

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. ELLIOTT AND WIFE, ROBERTA H. MEYERS-ELLIOTT

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of January 19 96.

My Commission Expires November 22, 1997

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 96

MY COMMISSION EXPIRES: 11/22/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

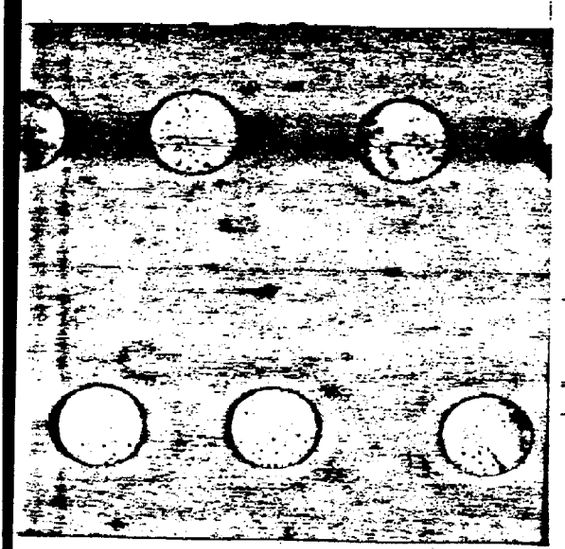
JAMES H. ELLIOTT AND WIFE,
ROBERTA H. MEYERS-ELLIOTT

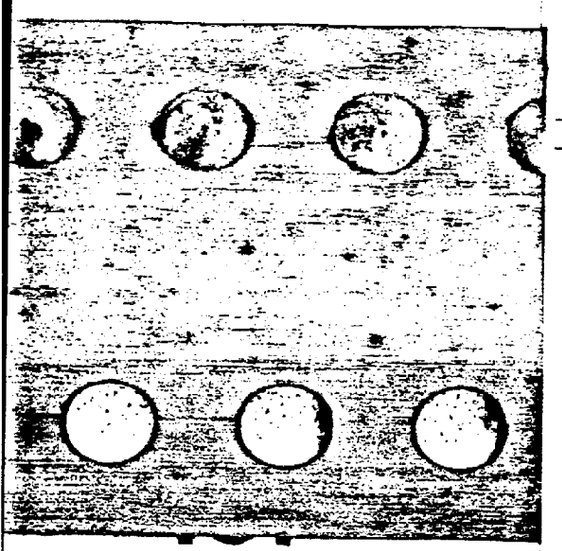
TO

THOMAS W. MARTIN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____ BOOK 9934 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

CAMT 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
TOTAL 329.05
CHECK 329.05

02/01/96 01 11:48 0001 3510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146176 IDENTIF. & REFERENCE

96 FEB -1 AM 11:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001752