BOOK 9995 PG 309

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,690.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Cohan (NAME)	Fleet Mortgage Group, Inc. (NAME)	136-15-0-096.00
3555 Gondola Drive (ADDRESS)	11200 W. Parkland Avenue (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Milwaukeee, WI 53224-3128 (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, Richard L. Martinez and wife, Sandra K. Martinez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Cohan and wife, Kathy Cohan

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. 64-B Zone Lot Division of Chelsea of Priest Lake, Section 1-B of Lot Nos. 64-68, of record in Book 6250, Page 365, Register's Office for Davidson County, Tennessee.

Said Lot No. 64-B fronts 44.54 feet on the northerly margin of Gondola Drive and extends back 141.68 feet on the easterly line and 140.68 feet on the westerly line to a dead line in the rear measuring 46.72 feet thereon.

Being the same property conveyed to Richard L. Martinez and Sandra K. Martinez husband and wife by deed from Gregory Alan Dowdy and Robyn Leigh Dowdy, husband and wife of record in Book 9201, Page 434 Register's Office for Davidson County, Tennessee.

Subject to a Deed of Trust in favor of Fleet Mortgage Group, Inc. which Grantee expressly assumes.

Subject to the Plan of Record in Book 6250, Page 365, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of Record in Book 6298, Page 539 said Register's Office.

unimproved ( )
This is improved (X) property, known as 3555 Gondola Drive, Antioch, TN 37013
(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 25th day of March 19 96

Richard L. Martinez

Sandra K. Martinez

BOOK 9995 PG 310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Martinez and wife, Sandra K. Martinez

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 Tennessee, this 25th day of March 1996.

Commission expires May 30, 1999

Notary Public

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_____.

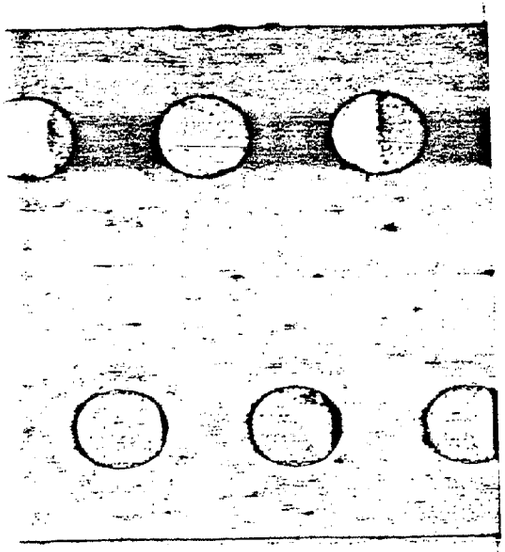
My commission expires _____

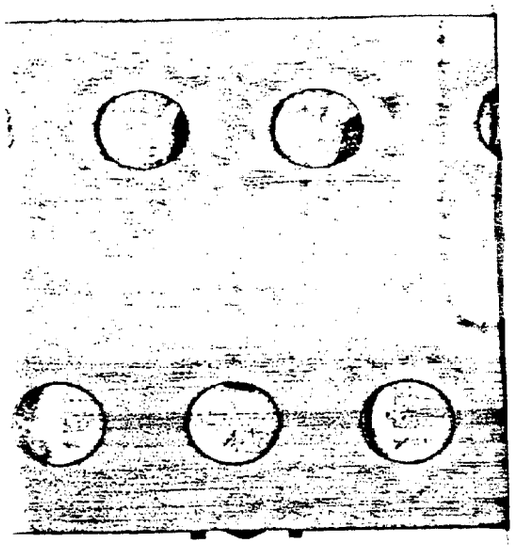
Notary Public

0165258
IDENTIF. & REFERENCE

96 MAR 29 AM 9:46
FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

3972 03/29 0101 03CHECK 263.19





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9995 PG 311

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 68660.07
				CON TX 254.19
				PRFEE 1.00
				WDEED 8.00
				TOTAL 263.19
				CHECK 263.19
			03/29/96 01	09:47 0001 3972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165258
IDENTIF. # REFERENCE

96 MAR 29 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1021985