Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOOK 10130 PG 916

39-B
File #96-1129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Frances Bibee, a widow**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter R. Martinez, and wife Melanie S. Martinez**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

See attached Schedule "A".

(a tract containing 217,801 square feet or 5.00 acres as described in the attached Schedule "A")

Sarah Frances Bibee

02006850
IDENTIFICATION REFERENCE

96 JUL 24 PM 1:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Being Part of the same property conveyed to James Bibee and wife Sarah Frances Bibee, by deed from B.B. Johnson and Mortan L. Johnson, of record in Book 4142, Page 61, and by deed from Gladys Webb Pugh Spence, of record in Book 4625, page 350, RODC. James Bibee having since died.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 8161 Old Pond Creek Road, Peagram, TN 37143

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of July, 1996

Sarah Frances Bibee _____
Sarah Frances Bibee

State of Tennessee)
County of Davidson)

On this the 22nd day of July, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Sarah Frances Bibee**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$150,000.00**.

Affiant

Sworn and subscribed before me on this the 22nd day of July, 1996.

Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Peter R. Martinez	Columbia National Incorporated	100-O-4
8161 Old Pond Creek Road	155 Franklin Road #202	
Peagram, TN 37143	Brentwood, TN 37027	

07/12/96 11:51

Schedule "A"

BOOK 10130 PG 918

Boundary Description
Francis Bibee Survey
Map 100 Parcel 4

Beginning at a point on the centerline of Old Pond Creek Road at the Southeast corner of a the Bibee property, thence with the centerline of said Old Pond Creek Road North 08 degrees 37 minutes 32 seconds East, 167.97 feet to a point;

Thence continuing with said centerline North 02 degrees 16 minutes 46 Seconds West, 193.61 feet to a point, the point of beginning;

Thence leaving said centerline with a line North 61 degrees 20 minutes 18 Seconds West, 294.73 feet to a point in the centerline of an old roadbed marked with an iron pin;

Thence with the said old roadbed South 74 degrees 35 minutes 45 seconds West, 229.23 feet to a point in the centerline of an old roadbed marked with an Iron pin;

Thence leaving said old roadbed, North 02 degrees 08 minutes 15 seconds East, 567.08 feet to a point on the Southerly boundary of parcel "A" marked with an iron pin;

Thence with the said Southerly boundary South 87 degrees 52 minutes 14 Seconds East, 413.79 feet to a point in the centerline of Old Pond Creek Road;

Thence with the said centerline South 13 degrees 10 minutes 15 seconds East, 267.21 feet to a point;

Thence with the said centerline South 15 degrees 04 minutes 08 seconds East, 228.59 feet to a point;

Thence with the said centerline South 17 degrees 05 minutes 55 seconds East, 157.83 feet to the point of beginning.

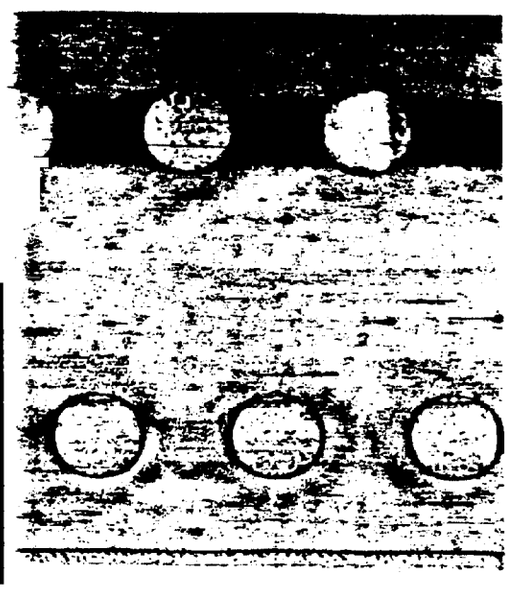
The above described tract contains 217,801 square feet or 5.00 acres.

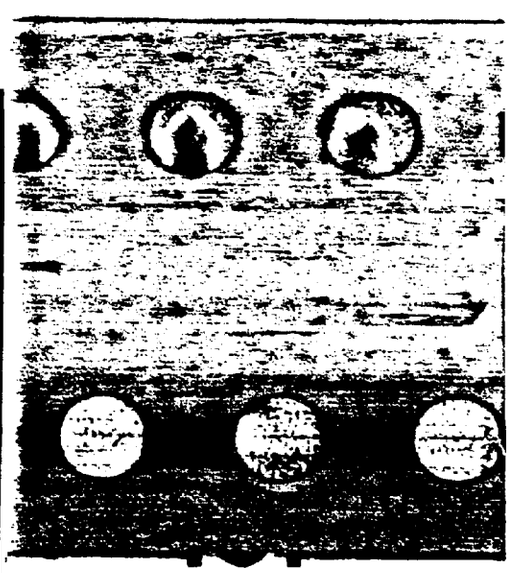
Sarah Frances Bibee

Being a Part of the property conveyed to James Bibee and wife Sarah Frances Bibee by deed of reord in Book 4142, page 61, and Book 4625, page 350, RODC, the said James Bibee is deceased.

B758 07/12/96 1010 03CHECK 568.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN R





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

RECEIVED OF _____

FOR _____

BOOK 10130 PG 919

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
	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	12.00
TOTAL	568.00
CHECK	568.00

07/24/96 01 14:10 0001 8758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206850
IDENTIF. & REFERENCE

96 JUL 24 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066383