BOOK 10189 PG 70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,061.21 .

Affiant

My Commission Expires: 4-22-97

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 1996.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Michael Martin 1313 CALVIN AVE NASH., TN. 37206	SAME AS NEW OWNER	83-5-304

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust executed by Robert Franklin Clarke payable to Mary Ann Mentzer, Trustee for Amanda Ruth Mentzer and Jessica Lee Mentzer in the original principal amount of $34,000.00, of record in Book 9353, page 389, Register's Office, Davidson County, Tennessee, to which Grantee herein agrees to assume and pay in full and hold Grantor harmless from same,

I, **ROBERT FRANKLIN CLARKE, unmarried**, (the "Grantor") has this day bargained and sold, and do hereby transfer and convey unto the said **MICHAEL MARTIN**, (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 21 of Block "B" on the Plan of F. O. Beazley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the northerly side of Calvin Avenue, and runs back between parallel lines 150.02 feet to an alley.

Being the same property conveyed to Robert Franklin Clarke, unmarried, by deed of record in Book 9353, page 386, Register's Office, Davidson County, Tennessee.

7632 09/12 0101 03CHECK 197.93

This is improved property known as 1311 Calvin Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the

singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 9th day of September, 1996.

ROBERT FRANKLIN CLARKE, Grantor

MICHAEL MARTIN, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

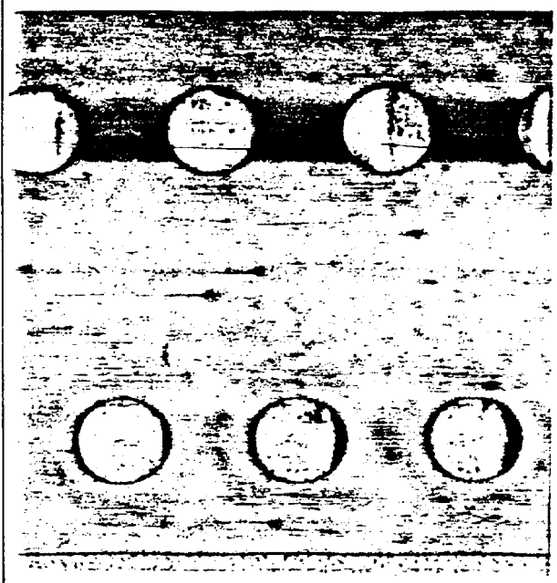
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Robert Franklin Clarke and Michael Martin, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

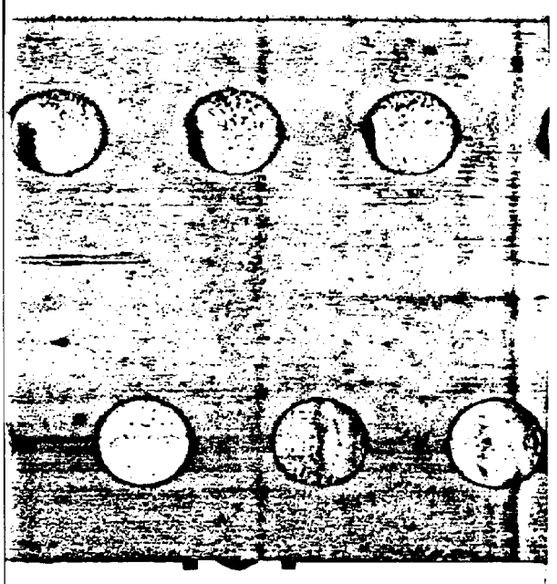
WITNESS my hand and official seal this the 9th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 11-22-97

02214467
IDENTIFICATION REFERENCE
96 SEP 12 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10189 PG 72

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 51061.21
CON TX 188.93
PRFEE 1.00
WDEED 8.00
TOTAL 197.93
CHECK 197.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7632

D22446 Identify Reference

96 SEP 12 AM 11:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030088