ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Peggy Jean Martin	Guaranty Trust Co.	
3616 Echo Lane	726 South Church Street	Map 049-00-0
Nashville, Tennessee 37218	Murfreesboro, TN 37133-1218	Parcel 036.00

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Bedford M. Combs, unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Peggy Jean Martin, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Land in the 13th Civil District of Davidson County, Tennessee, more particularly described according to a survey by John Kohl, as follows:

Starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Echo Lane and the Clarksville Pike, and running thence in a westerly direction along the northerly margin of Echo Lane 731.4 feet to an iron pin and the point of beginning for this parcel of land; thence leaving said lane at right angles in a northerly direction 392.1 feet to an iron pin; thence in a westerly direction 117.0 feet to an iron pin; thence in a southerly direction 391.0 feet to an iron pin in the northerly margin of Echo Lane; thence in an easterly direction along the northerly margin of said lane 117.0 feet to the point of beginning.

Being the same property conveyed to Bedford M. Combs, unmarried by Warranty Deed from Ronald Lee Guenther and wife, Judy Ann Guenther in Book 9725, Page 359, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3616 Echo Lane, Nashville, Tennessee 37218.

STATE OF TENENSSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $98,500.00.

Affiant

Subscribed and sworn to before me this 15th day of January, 1997

Notary Public

My Commission Expires: 2-27-97

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of January, 1997.

Bedford M. Combs

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 **Bedford M. Combs**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of January, 1997.

NOTARY PUBLIC

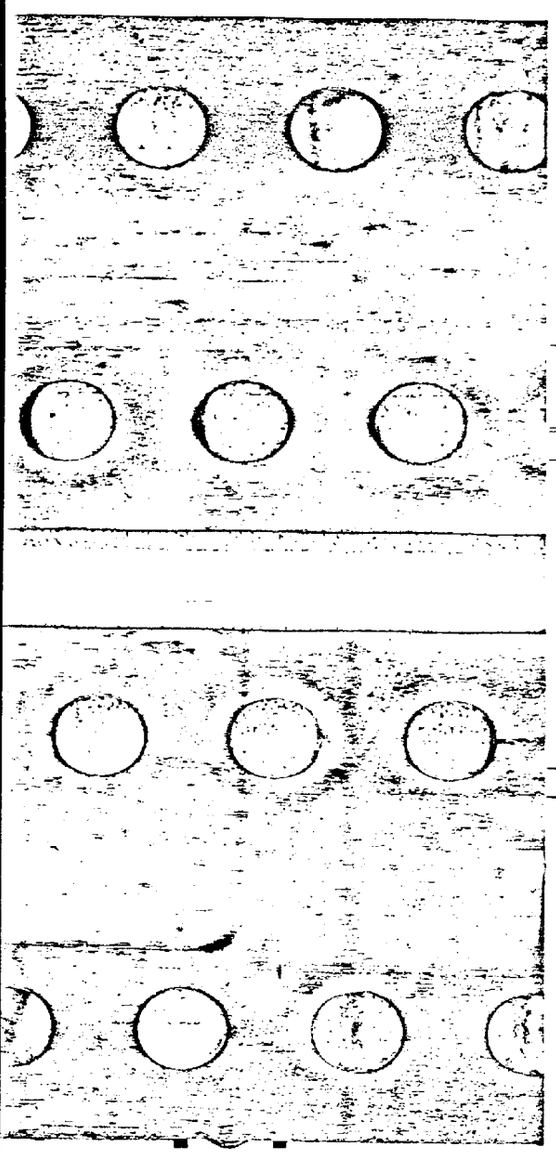
My Commission Expires: 2-27-97

LEON SHARBER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

97 JAN 17 PM 2:00
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

02651 26
IDENTIFICATION REFERENCE

5848 01/17 0101 03CHECK 373.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10322 PG 882

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	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	8.00
TOTAL	373.45
CHECK	373.45

01/17/97 01 14:03 0001 5848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265126
IDENTIF. # REFERENCE

97 JAN 17 PM 2:01

REGISTER
DAVIDSON COUNTY, TN.

No. 1108343