BOOK 10373 PG 575 BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $59,600.00.

X Marco A. Martinez
Affiant

Sworn to and subscribed before me this 2 day of March, 1997.

NOTARY PUBLIC

My Commission Expires: _____

97 MAR 10 PM 8:25
DAVIDSON COUNTY, TN.

02802224
IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Marco Antonio Martinez	First Union Mortgage Corp.	Map 91-2
6101 Louisiana Avenue	1100 Corporate Center Drive	Par. 161
Nashville, TN 37209	Raleigh, NC 27607	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mike Bingham and John Kincaid, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto Marco Antonio Martinez, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 of Block 4, Map of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the southerly side of Louisiana Avenue and extends back between poarallel lines with the 61st Avenue, North, 150 feet to an alley.

Being the same property conveyed to Mike Bingham and John Kincaid by deed from Elizabeth Ann Colwell of record in Book 10269, page 257, said Register's Office.

The above described property is not the place of usual residence of Grantors herein.

This is improved property known as 6101 Louisiana Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and we do covenant with the said Grantee that we 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 7 day of March, 1997.

Mike Bingham 3-7-97
GRANTOR

GRANTOR

John Kincaid
GRANTOR

GRANTOR

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, Mike Bingham and John Kincaid, the Bargainor, 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 this 7 day of March, 1997.

Robert P. Clark
NOTARY PUBLIC

My Commission Expires: 9-26-98

4120 03/10 0101 03CHECK 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10373 PG 577

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 59600.00
				CON TX 220.52
				PRFEE 1.00
				WDEED 8.00
				TOTAL 229.52
				CHECK 229.52
			03/10/97 01	08:26 0001 4120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280224
IDENTIFICATION REFERENCE

97 MAR 10 PM 2

DAVIDSON COUNTY TN

No. 1124491