BOOK 10619 PG 510

WARRANTY DEED

PREPARED BY:

Curtis M. Lincoln
LINCOLN & CRON
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $162,000.00.

Shaphin L. Martin
Affiant

Sworn to and subscribed before me on this the 22nd day of September, 1997.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 9-1-2000

CURTIS M. LINCOLN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

ADDRESS NEW OWNER:
SHAPHIN L. MARTIN
216 Birdwell Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as new owner

Map/Parcel: 33-5-5.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, **WAYNE BURKEEN, JASON BURKEEN and MICHAEL BURKEEN, d/b/a MTR CONTRACTORS, a Tennessee Partnership**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SHAPHIN L. MARTIN, unmarried** and **GARRETT MARTIN, married, joint tenants with right of survivorship,** hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 5 on the Plan of Birdwell Subdivision, Phase Two, of record in Plat Book 8250, page 409, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wayne Burkeen, Jason Burkeen and Michael Burkeen, d/b/a MTR Contractors, a Tennessee Partnership, by deed from Joseph Birdwell and wife, Katherine J. Birdwell, of record in Book 10155, page 976, Register's Office for Davidson County, Tennessee.

This is improved property known as 216 Birdwell Court, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1997 Davidson taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 8250, page 409, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 9597, page 289, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, 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.

WITNESS our hands this the 22nd day of September, 1997.

MTR CONTRACTORS, A
Tennessee Partnership

BY: _____
WAYNE BURKEEN, Partner

BY: _____
JASON BURKEEN, Partner

BY: _____
MICHAEL BURKEEN, Partner

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WAYNE BURKEEN, JASON BURKEEN and MICHAEL BURKEEN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be a partner of MTR CONTRACTORS, a Tennessee partnership, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such person as partner.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 22nd day of September, 1997.

NOTARY PUBLIC

My Commission Expires: 7-9-2001

2095 09/24 0101 03CHECK 608.40

97 SEP 24 AM 9:58

FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0351769

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
162000.00
CON TX 599.40
PRFEE 1.00
WDEED 8.00
TOTAL 608.40
CHECK 608.40

09/24/97 01 09:59 0001 2095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351769
IDENTIF. ↑ REFERENCE

97 SEP 24 AM 9:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1201488