FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE BOOK 10679 PG 210
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,950.00

Robert Boyd Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 19 97

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Boyd Martin (NAME)	FT Mortgage Companies, dba First (NAME)	MAP 50-15
3315 Spears Road (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 49
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Avernell B. Hughes and Jane Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Boyd Martin and wife, Debra L. Martin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 420, on the plan of Section III, Parkwood Estates, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot fronts 77.5 feet on the north side of Spears Road and runs back between parallel lines, 150 feet to a dead line in the rear on which it measures 70.7 feet, said lot being improved and known as 3315 Spears Road.

BEING the same property conveyed to Avernell B. Hughes and Jane Hughes by deed from Philip N. Brownstein, of record in Book 3845, Page 906, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3313, Page 402, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3315 Spears Road, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 7th day of November 19 97

Avernell B. Hughes
Avernell B. Hughes

Jane Hughes
Jane Hughes

FILE BOX 45

BOOK 10679 PG 211

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 Avernell B. Hughes and Jane Hughes

the bargainor s 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 at Nashville, Tennessee, this 7th day of November, 19 97.

Commission expires March 24, 2001

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0368557
IDENTIFICATION REFERENCE

97 NOV 10 PM 2:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

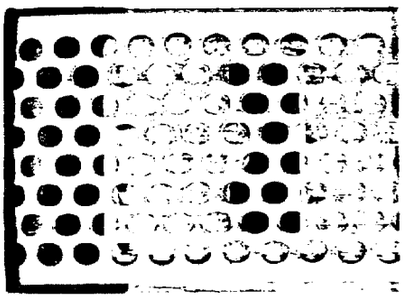
0245 11/10 0101 03CHECK 286.3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10679 PG 212

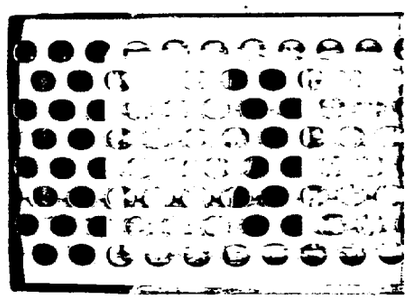
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74950.00
CON TX 277.32
PRFEE 1.00
WDEED 8.00
TOTAL 286.32
CHECK 286.32

11/10/97 01 14:27 0001 0245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0368557
IDENTIF. & REFERENCE

97 NOV 10 PM 2:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1219429