File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10825 PG 75

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#15349

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANCES E. WIGINGTON (NAME)	NEW OWNER (NAME)	131-6-F
125 Abbeywood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA-93147

FOR AND IN 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, MARTIN CONSTRUCTION COMPANY, a Tennessee corporation and BRUCE D. ZEITLIN, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCES E. WIGINGTON, UNMARRIED HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of A Resubdivision of Lot 2, Tract 11, Burton Hills and An Addition To The Village of Abbeywood, as of record in Plat Book 7900, pages 967 and 968, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Martin L. Zeitlin and Bruce D. Zeitlin, both married by deed from Mertech Realty, L.P., a Tennessee limited partnership of record in Book 9790, page 990, said Register's Office. Martin L. Zeitlin having since conveyed his interest in said property to Martin Construction Company by quitclaim deed of record in Book 10825, page 73, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517, page 522, amended in Book 6778, page 536, Book 7146, page 193, amended in Book 9790, page 987; (3) Charter of record in Book 7189, page 72, Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210; (4) Agreement of record in Book 7147, pages 411 and 416; and (5) All matters appearing on the Plan of record in Plat Book 7900, pages 967 and 968, said Register's Office.

This is not the residence of the Grantor.

98 MAR -5 PM 2:17
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0408405

unimproved ( )
This is improved (XX) property, known as 125 Abbeywood Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of February, 19 98.

MARTIN CONSTRUCTION COMPANY
By: _____
MARTIN L. ZEITLIN, PRESIDENT

_____
BRUCE D. ZEITLIN

BOOK 10825 PG 76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE D. ZEITLIN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of February, 19 98.

My commission expires 9/23/2001 Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN L. ZEITLIN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of MARTIN CONSTRUCTION COMPANY the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 26th day of February, 19 98.

My commission expires 9/23/2001 Notary Public

1594 05/05 0101 033.50 373.50

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,901.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 98.

MY COMMISSION EXPIRES: 9/25/2001 (AFFIX SEAL)

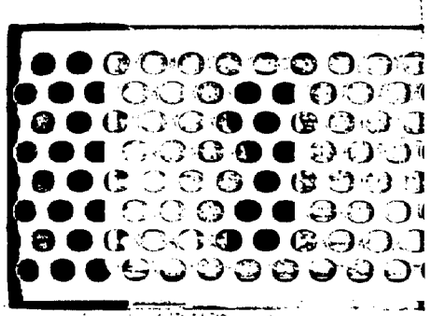
Notary Public

WARRANTY DEED

FROM MARTIN CONSTRUCTION COMPANY

TO FRANCES E. WIGINGTON, UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 10825 PG 77

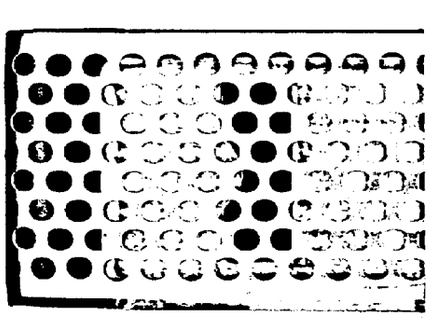
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CANT
103901.00
CON TX 384.43
PRFEE 1.00
2.00
TOTAL 393.43
CHECK 393.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/98 01 14:16 0001 1584



0408405
IDENTIF. ↑ REFERENCE
98 MAR -5 PM 2:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1262004