WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 92,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

10545:355

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Marlowe Martin etal		133-12-0-65.00
421 Tampa Drive	SAME	
Nashville TN 37211		

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, WE, NANCY ROGERS, UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARLOWE MARTIN AND DENISE MURPHY 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:

LAND in Davidson County, Tennessee, being Lot No. 80 on the plan of Windsor Park Subdivision, as of record in Book 3600, page 64, Register's Office for said County.

BEING the same property conveyed to Nancy Rogers by deed of record in Book 7318, page 955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants of record in Book 3792, page 445, and Book 3816, page 784, said Register's Office and to the matters set forth in the plan of record in Book 3600, page 64, said Register's Office.

THIS IS IMPROVED (XX) UNIMPROVED ( ) PROPERTY KNOWN AS:

421 Tampa Drive, Nashville, Tennessee

(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 _____ hand(s) this the 16th day of March, 19 98.

Nancy Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Nancy Rogers, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 16 day of March, 1998.

Karen M. Taylor
NOTARY PUBLIC

My Commission Expires: 1-20-02

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

0414236
IDENTIF. ↑ REFERENCE
98 MAR 19 AM 11:13
REGISTER
DAVIDSON CO. TN.
MAIL ENV.
8007 03/19 0101 03CHECK 349.40

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	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	8.00
TOTAL	349.40
CHECK	349.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8007

0414236
IDENTIF. # REFERENCE

98 MAR 19 AM 11:13

REGISTER
COUNTY, TN

No. 1268355