BOX 60

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

60

WARRANTY DEED

BOOK 10871 PG 237

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Fred C. Martin, et ux 235 Highland Villa Circle Nashville, TN 37011	Owner	161-14-B-235.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $160,000.00.

Fred C Martin
Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 27th day of March 1998.

Barbara L Lamb
Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **T & E LAND DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company,** ("Grantor") by these presents does hereby transfer, sell and convey to FRED C. MARTIN AND WIFE, DORIS M. MARTIN ("Grantees") their heirs and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 235 on the Plan of Hickory Villa Condominiums, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84 and Book 8199, page 148, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being part of the same property conveyed to T & E Land Development Company, L.L.C, by deed from Highland Group, LTD, a Tennessee Limited Partnership, of record in Book 9892, page 477, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed by Quitclaim Deed from Highland Group Limited, L.P. to T & E Land Development, L.L.C. being recorded simultaneously herewith.

This property is subject to (1) All matters shown on the Plan of record at Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84 and Book 8199, page 148, Register's Office for Davidson County, Tennessee, (2) Master Deed and By-Laws, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84 and Book 8199, page 148, Register's Office for Davidson County, Tennessee; (3) Amendment to Master Deed of Highland Villa Condominiums, being recorded simultaneously herwith, R.O.D.C.T.

This is improved property known a 235 Highland Villa Circle, Nashville, TN 37211.

This is improved property known a 235 Highland Villa Circle, Nashville, TN 37211. BOOK 10871 PG 238

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to FRED C. MARTIN and wife, DORIS M. MARTIN, their heirs and assigns forever.

AND the Grantor does hereby covenant with FRED C. MARTIN and wife, DORIS M. MARTIN, that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said FRED C. MARTIN and wife, DORIS M. MARTIN, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of MARCH, 1998.

GRANTOR:

T and E Land Development Company, L.L.C, a Tennessee limited liability company

By: J. A. Eatherly
J. D. Eatherly, Chief Manager

5407 04/03 0101 03CHECK 601.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, _____, a Notary Public in and for said county and state, the within named J. D. Eatherly with whom I am personally acquainted and who, upon oath, each acknowledged himself to be the Chief Manager of T & E Land Development Company, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 27th day of March, 1998.

My Commission Expires:

July 15, 2001

Barbara S. Lamb
Notary Public

04211203
IDENTIF. ▲ REFERENCE

98 APR -3 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10871 PG 239

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	
				160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	601.00
			CHECK	601.00
04/03/98	01	13:23	0001	5407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04211203
IDENTIF. ↑ REFERENCE
98 APR -3 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275656