File Box 9B
(First Title & Escrow)
15296

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 10873 PG 589

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L. SPENCER MARTIN	CAPITAL BANK & TRUST COMPANY	Map 142-15-B
(NAME)	(NAME)	
105 Belle Glen Drive	1820 West End Avenue	Par. 014
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennesse 37221	Nashville, Tennessee 37203	F.B. 9D-78842
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, BRADEN J. WALLER AND WIFE, MELINDA S. WALLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. SPENCER MARTIN AND WIFE, AMY P. MARTIN

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. 14 on the Plan of Second Amendment Belle Wood Glen, as of record in Plat Book 6900, page 190, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Braden J. Waller and wife, Melinda S. Waller by deed from Allen Earps Builders, Inc. of record in Book 7890, page 361, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7121, page 5, amended in Book 9017, page 797; (3) Charter of record in Book 7145, page 312 and Book 8339, page 67; (4) Easement of record in Book 9981, page 182; and (5) All matters appearing on the plan of record in Plat Book 6900, page 190, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE 042190

98 APR -6 AM 10:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6161 04/06 0101 03CHECK 667.60

unimproved ( )
This is improved (XX) property, known as 105 Belle Glen Drive, Nashville, Tennesse 37221

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 31st day of March, 19 98

BRADEN J. WALLER

MELINDA S. WALLER

BOOK 10873 PG 590

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADEN J. WALLER AND WIFE, MELINDA S. WALLER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of March, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of 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 day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BRADEN J. WALLER AND WIFE, MELINDA S. WALLER

TO

SPENCER MARTIN AND WIFE, AMY MARTIN

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 10873 PG 591

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
178000.00
CON TX 658.60
PRFEE 1.00
WDEED 8.00
TOTAL 667.60
CHECK 667.60
04/06/98 01 10:42 0001 6161

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0421904
IDENTIF. # REFERENCE

98 APR -6 AM 10:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276404