BOOK 10900 PG 789

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 28526.37

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 655,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF APRIL, 1999

My Commission expires: 7-13-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt# 00143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Edwin E. Martin and wife (NAME)	owners at same address (NAME)	157-8-A-18-CO
63 Duxbury Ct. (ADDRESS)	(ADDRESS)	7D-41126
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 655,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Hillsboro Homes, a TN General Partnership composed of John M. Thetford, partner and Robert G. Haley, partner

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Edwin E. Martin and wife, Mary B. Martin

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 18** on the plan of **Middleton**, a Residential Planned Unit Development, 3rd Revision, as of record at **Book 6900, page 900** (superseding the prior 2nd Revision of Middleton at Book 6900, page 257) Register's Office for said County, to which reference is made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 10562 , page 321 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

Declaration of Covenants, Conditions and Restrictions at Book 6522, page 345, Book 7113, page 345 and Book 9816, page 844; and, said plan of record at Book 6900, page 900 all said Register's Office.

The above legal description is the same as appears in said deed Book 10526, page 321, the preceding deed in the chain of title.

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~~unimproved~~ (==)=
This is improved (X) property, known as 63 Duxbury Ct., Nashville, TN 37215
(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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 23rd day of APRIL, 1998.

Hillsboro Homes
a TN General Partnership

BY: Robert G. Haley
Robert G. Haley, Partner

PICK-UP

98 APR 27 AM 10:19

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04298004

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

3482 04/27 0101 03CHECK 2432.50

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

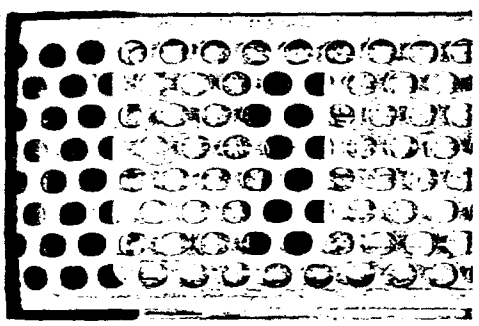
STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Robert G. Haley, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the partner of Hillsboro Homes, a TN General Partnership, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 23rd day of APRIL, 1998.

My Commission expires:
11-27-98

Notary Public



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

RECEIVED OF _____

FOR _____

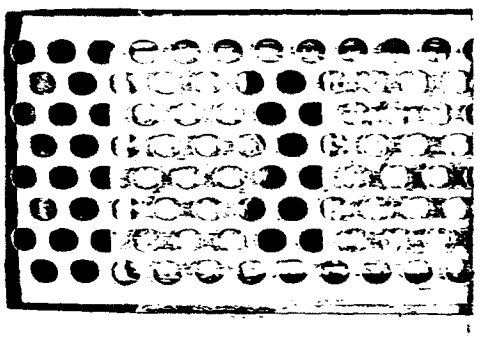
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			AMT	
				655000.00
			CON TX	2423.50
			PRFEE	1.00
			MDEED	8.00
			TOTAL	2432.50
			CHECK	2432.50

04/27/98 01 10:20 0001 8482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0429604
IDENTIF. & REFERENCE
98 APR 27 AM 10:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1284591