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IDENTIF. & REFE.

98 OCT -1 PM 1:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 40350
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jorge E. Moran Judith E. Moran 1024 Stonewall Court Nashville, TN 37220	SAME

TAX MAP-PARCEL NUMBERS: 118-14-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 140,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billie L. Martin, a married woman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jorge E. Moran and spouse, Judith E. Moran,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being Lot No. 1 on the Map of Marengo Park, Section "C" of record in Plat Book 1130, page 21, Register's Office for said County.

SAID Lot No. 1 fronts 96.4 feet on the westerly margin of Robin Road and extends back 81.2 feet on the northerly line and 129.2 feet on the southerly line to a dead line in the rear, measuring 112.7 feet thereon.

BEING the same property conveyed to Billie L. Martin by deed from Mattie Sue Mobley Lamb of record in Book 4923, page 575, Register's Office for said County. By Quitclaim Deed of record in Book 6537, page 482, said Register's Office, the said Billie L. Martin conveyed subject property to Edward H. Martin, Trustee for the 1985 Martin Trust. By Trustee's Quitclaim Deed of record in Book 9968, page 605, said Register's Office, the said Edward H. Martin, Trustee, conveyed subject property to Billie L. Martin. The said Billie L. Martin has since been married. Edward Hugh Martin joins in this conveyance strictly to convey any and all marital interest he may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 21, said Register's Office, which Plan shows a 40 foot minimum building setback line from Robin Road and a 10 foot easement for public utility purposes along the westerly rear line(s) of said lot; Restrictive covenants in contained in the decree of record in Minute Book 148, page 328 of the Chancery Court at Nashviulle, a certified copy which is of record in Book 1129, page 528, Register's Office for Davidson County, Tennessee, as follows: "Section" to restrict the lot to be sold off the property by the purchasers to a $4,000.00 minimum value as to the improvements to be placed thereon and to the matters set forth in the referenced Plan.

This instrument is executed on behalf of Billie L. Martin and Edward Hugh Martin by Barbara Martin Dade as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3603 Robin Road, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 1998.

Billie L. Martin
Billie L. Martin, By: Barbara Martin Dade, Atty-In-Fact

Edward Hugh Martin
Edward Hugh Martin, By: Barbara Martin Dade, Atty-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Martin Dade**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Billie Lechleiter Martin and Edward Hugh Martin**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires:_____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140,000.00

Affiant

Sworn and subscribed before me on the 30th day of September, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Billie L. Martin

TO: Jorge E. Moran and Judith E. Moran

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Barbara Martin Dade
Barbara Martin Dade, Affiant

Sworn to and subscribed before me this

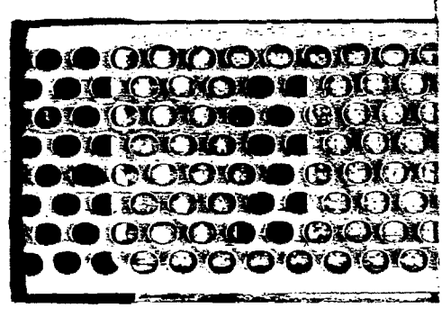
30th day of September, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

7959 10/01 0101 03CHECK 533.00



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

RECEIVED OF _____

FOR _____

BOOK 11136 PAGE 247

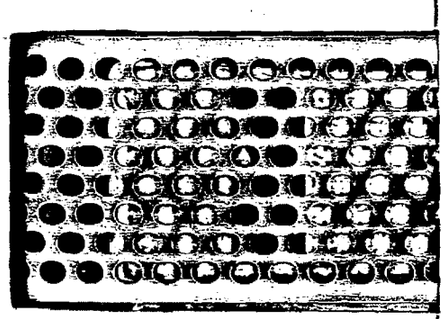
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL ~~533.00~~
CHECK ~~533.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/98 01 13:17 0001 7959



049613
IDENTIF. & REFERENCE

98 OCT -1 PM 1:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353250