WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Exp. 03/24/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margie Bingham (NAME)	Premier Bank of Brentwood (NAME)	MAP 104-10-C
3529 Richardson Avenue (ADDRESS)	119 Franklin Road (ADDRESS)	PARCEL 1 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Clarence A. Martin and wife, Sharan M. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margie Bingham

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-1 on the Plan of Elmington Condominium, revised, of record in Book 4660, page 60, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clarence A. Martin and spouse, Sharan M. Martin by deed from Norman W. Ginsberg and spouse, Darlene B. Ginsberg of record in Book 9765, page 636, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4660, page 60, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4486, page 547, Book 4673, page 102, Book 4963, page 263, Book 4963, page 265, Book 5362, page 258, Book 5516, page 302 and Book 4486, page 553, said Register's Office.

98 DEC 10 PM 12:49
DAVIDSON COUNTY REGISTER

IDENTIF. & REFERENCE

05234 93

unimproved ( )
This is improved (X) property, known as 3529 Richardson Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 our hand s this 9th day of December 19 98

Clarence A. Martin

Sharan M. Martin by Clarence A. Martin, Attorney 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 Clarence A. Martin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December

Commission expires _____

Notary Public

ROBERT L SCRUGGS NOTARY Exp. 03/24/2001 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

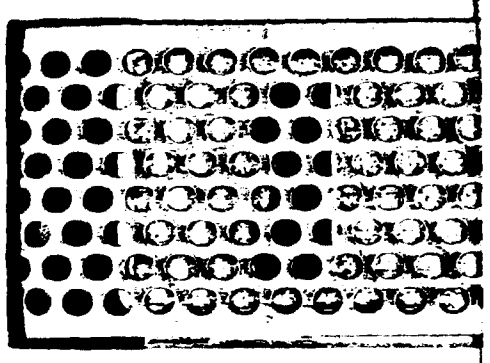
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 1998, before me personally appeared Clarence A. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sharan M. Martin and acknowledged that he executed the same as the free act and deed of Sharan M. Martin. Witness my hand and seal this 9th day of December, 1998.

Notary Public

ROBERT L SCRUGGS NOTARY Exp. 03/24/2001 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

8646 12/10 0101 03CHECK 1047.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11246 PAGE 678

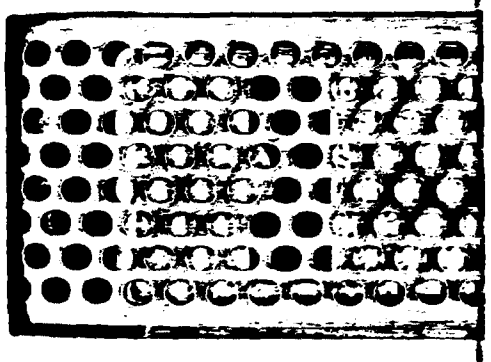
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1047.00
CHECK 1047.00

12/10/98 01 12:51:0001 8646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0523493
IDENTIF. ↑ REFERENCE

98 DEC 10 PM 12:50
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383624