ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John C. Owen	New Owner	
2002 Benjamin Street		Map 083-06-0
Nashville, TN 37206		Parcel 170

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

9310 26B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Early Howard Martin, for life and Howard Wayne Martin (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto John C. Owen, a single person, (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly one-half of Lot No. 4, on the Map of Sneed and Hamilton's Subdivision of Lots 2, 3 7, 8, 9, 10, 15, 16, 17 and 18 First Subdivision of Brownsville, as of record in Book 161, page 149, Register's Office for said County.

Said easterly one-half of Lot No. 4 fronts 50 feet on the south side of Locke Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Early Howard Martin, for life and Howard Wayne Martin by Quitclaim Deed from Carole M. Maxson, Trustee of record in Book 9656, page 675, said Register's Office for Davidson County, Tennessee.

Early Howard Martin joins in this conveyance to convey his life interest in subject property.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Plat Book 161, page 149, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2002 Benjamin Street, Nashville, Tennessee 37206.

05633714
IDENTIF. + REFERENCE
99 MAR 19 PM 2:27
ALL TAXES PAID
DAVIDSON COUNTY, TN.
1000 03/19 0101 03CHECK 159.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me this 17th day of March, 1999.

Notary Public

My Commission Expires: 9/23/2002

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of March, 1999.

Early Howard Martin

Howard Wayne Martin

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 **Early Howard Martin and Howard Wayne Martin**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 9/23/2002

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11392 PG. 20

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0563374

IDENTIF. & REFERENCE

99 MAR 19 PM 12:27

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

03/19/99 01 12:26 0001 1000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440108