FIRST TITLE & ESCROW CO., INC.
#16388

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
P. O. Box 40347
Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JEANY MARTIN (NAME)	NATIONSBANC MORTGAGE CORP. (NAME)	MAP 104-6-A
3415 West End Ave., #204 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 35240 (STREET ADDRESS)	PARCEL 4.00Co
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40232 (CITY) (STATE) (ZIP)	FB# 26W9616

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, EVERETTE I. HOWELL, JR., EXECUTOR OF THE ESTATE OF CAROLINE H. HOWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEANY MARTIN, UNMARRIED

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:

BOOK 11446 PG. 931

Land in Davidson County, Tennessee, being Unit 204 on the Plan of Continental Condominiums of record in Plat Book 5200, pages 399 thru 401, amended in Book 6135, page 788, Book 6435, page 549, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office.

Being the same property conveyed to Caroline H. Howell, married by deed from James Alvin Crossman and wife, Mary L. Crossman of record in Book 9691, page 237, said Register's Office. The said Caroline H. Howell having since died and leaving a Will of record in Will Book 224, page 153, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5862, page 589, amneded in Book 6135, page 788, Book 6435, page 549, Book 7475, page 137; (3) Resolution of record in Book 7461, page 217; (4) Easements of record in Book 4825, page 592; and (5) All matters appearing on the Plan of record in Plat Book 5200, pages 399 thru 401, amended in Book 6135, page 788 and Book 6435, page 549, said Register's Office.

unimproved ( )
This is improved (XX property, known as 3415 West End Aveune, #204, Nashville, Tennessee 37203

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 19th day of April, 19 99

Everette I. Howell

EVERETTE I. HOWELL, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11446 PG. 932

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVERETTE I. HOWELL, JR., EXECUTOR OF THE ESTATE OF CAROLINE H. HOWELL with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of April, 19 99.

My commission expires _____ 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 _____

99 FEB 26 PM 2:45

05784487

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Jeany Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 19 99.

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

EVERETTE I. HOWELL, JR.
EXECUTOR OF THE ESTATE
OF CAROLINE H. HOWELL

TO

JEANY MARTIN, UNMARRIED

244.00 ATTACHED FOR RECORD

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

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11446 PG. 933

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

05718487

99 DEC 25 PM 2:45

CONFERENCE

CONV 90000.00
CON TX 333.00
PRFEE 1.00
UCCEF 8.00
CFEE 2.00
TOTAL 344.00
CHECK 344.00

Dec 25/99 01 14:45 0001 7079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477014