THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16408
File Box 9-B
FIRST TITLE & ESCROW CO., INC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $114,900.00

Affiant

Subscribed and sworn to before me, this 21st day of June, 1999

Notary Public

My Commission Expires: 9/18/99

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
SEAN R. MARTIN	FT MORTGAGE COMPANIES	MAP 104-11
2118 Portland Avenue	P. O. Box 146	PARCEL 8CO
Nashville, Tennessee 37212	Memphis, Tennessee 38101	FB# 24W15273

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GEORGE H. CLARKE AND WIFE, CATHERINE CLARKE, who joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject*, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SEAN J. MARTIN, Unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2118 Portland Ave., Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 1999.

George H. Clarke by Catherine Clarke, Attorney-in-fact
GEORGE H. CLARKE
BY CATHERINE CLARKE AS ATTORNEY-IN-FACT

Catherine Clarke
CATHERINE CLARKE

*property by virtue of her marriage to the said George H. Clarke.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Clarke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 1999.

My Commission Expires: 9/18/99

Notary Public

WARDEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Catherine Clarke, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said George H. Clarke and is authorized by the said George H. Clarke to execute this instrument on his behalf.

Witness my hand, at Office, this 21st day of June, 1999.

Notary Public

My Commission Expires: 9/18/99

0603437

IDENTIFICATION REFERENCE

99 JUN 24 PM 12:09

22 05/28/99 0101 03CHECK 440.13

Land in Davidson County, Tennessee, being Unit No. H, together with the appurtenant interest in the common elements of Portland Place, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to George H. Clarke, unmarried by deed from Metropolitan Equities, L. P., a Tennessee limited partnership of record in Book 10130, page 304, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1999 which have been prorated and assumed by the Grantee(s); and (2) Restrictions of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11541 PAGE 228

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

0603437

IDENTIFICATION REFERENCE

99 JUN 24 PM 12:08

CAMT
114900.00
CON TX 425.13
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 440.13
CHECK 440.13

06/24/99 01 12:14 0001 3632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482152