This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

BOOK 11584 PG. 885

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Karl Martin, a widower, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto ITC^DeltaCom Communications, Inc., ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows: Beginning at a P.K. Nail at the intersection on the westerly margin of Rains Avenue and the Northerly margin of Zimmerlee Street;

(1) Thence, with the Northerly margin of Zimmerlee Street, North 75 deg. 51' 50" West, 150.00 feet to an iron pin on the Easterly margin of an alley;
(2) Thence, North 13 deg. 56' 52" East, 282.17 feet to an iron pin on the Southerly margin of an alley;
(3) Thence, South 74 deg. 23' 36" East, 19.75 feet to an iron pin on the Southerly margin of Fourth Avenue South;
(4) Thence, with the southerly margin of Fourth Avenue South 20 deg. 47' 11" East, 218..29 feet to an P.K. Nail;
(5) Thence, continuing with said margin and a curve to the right (having a central angle of 34 deg. 44' 03", a radius of 33.00 feet, a tangent of 10.32 feet, and a chord bearing and distance of South 03 deg. 25' 09" East, 19.70 feet) a distance of 20.00 feet to a P.K. Nail on the Westerly margin of Rains Avenue;
(6) Thence, with the westerly margin of Rains Avenue, South 13 deg. 56' 52" West, 83.90 feet to the point of beginning, containing 30,036.257 square feet or 0.690 acres, more or less, according to survey of David P. Brackman, R.L.S. #1624, dated 06/16/99.

Being the same property conveyed to Karl Martin and wife, Ellis Reeder Martin by Quitclaim Deed of Jack Green, Trustee dated February 11, 1982, and of record in Book 5852, page 908, Register's Office of Davidson County, Tennessee. The said Ellis Reeder Martin is now deceased and title to the herein described real property is vested in Karl Martin as the surviving tenant by the entirety.

455.00

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 101 Rains Avenue, Nashville, TN 37203; 1303 4th Avenue, South, Nashville, TN 37210; and 1301 Fourth Avenue, South, Nashville, TN 37210.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 21st day of July, 1999.

Karl Martin

k:\atty\4\itc\deed

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

99 JUL 23 AM 10:07

06130127

BOOK 11584 PG. 886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Notary Public in and for said county and state, do hereby certify that Karl Martin personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be his free and voluntary act and deed and that he executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 21st day of July, 1999.

Notary Public

My Commission Expires:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 27, 2001

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $120.000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

Commission Expiration: 1-27-2001

DAVIS DAVIDSON COUNTY

My Commission Expires JAN. 27, 2001

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:

ITC^DeltaCom Communications, Inc.
1791 O.G. Skinner Drive
West Point, GA 31833

PROPERTY ADDRESS:

MAP PARCEL NUMBER
105-7-172; 105-7-170; 105-7-169

k:\atty4\itc\deed

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11584 PG. 887

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

0615029

AGAINST A REFERENCE

99 JUL 23 AM 10:07

AMT
120000.00
CON TX 444.00
PR.FEE 1.00
MBEED 8.00
CFEE 2.00
TOTAL 455.00
CHECK 455.00

07/23/99 01 10:11 0001 0079

REGISTER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494372