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

FTEC File No. 16682
File Box 9-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $ 118,500.00

Billye J. Smith
Affiant

Subscribed and sworn to before me this 25th day of August 1999

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

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WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
BILLYE J. SMITH	FIRST TRUST MORTGAGE COMPANY	MAP 142-5-C
938 Todd Preis Dr.	P. O. Box 17257	PARCEL 60.00CO
Nashville, Tennessee 37221	Memphis, Tennessee 38187	FB# 9D65446

My Commission Expires SEP

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, MARY LOU TAYLOR MARTIN AND HUSBAND, JOHN B. MARTIN WHO JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BILLYE J. SMITH , 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 938 Todd Preis Dr., Nashville, TN 37221

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 25th day of August, 1999.

2274 08/30 0101 03CHECK 453.45

Mary Lou Taylor Martin by John C. Taylor
MARY LOU TAYLOR MARTIN
BY JOHN C. TAYLOR AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH.

John B. Martin by John C. Taylor
JOHN B. MARTIN
BY JOHN C. TAYLOR AS ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

*BY VIRTUE OF HIS MARRIAGE TO THE SAID MARY LOU TAYLOR MARTIN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, _____, 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 25th day of August, 1999.

My Commission Expires: _____

_____
Notary Public

WARDEED

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

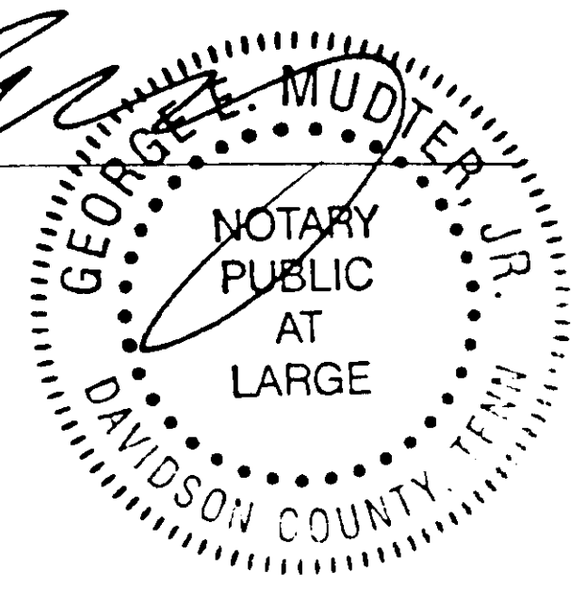
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, John C. Taylor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Mary Lou Taylor Martin and John B. Martin and is authorized by the said Mary Lou Taylor Martin and John B. Martin to execute this instrument on their behalf.

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Witness my hand, at Office, this 25th day of August, 1999.

Notary Public



My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit F-402, together with carport designated No. F-402-C on the Plan of Amended Plat-Buildings A,K,N,R,U,W,X,Y and Z Phase One Section Four River Plantation Condominium Apartments of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 109, 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 River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, said Register's Office.

Being the same property conveyed to Mary Lou Taylor, unmarried by deed from Kathleen M. Hill of record in Book 10422, page 958, said Register's Office. The said Mary Lou Taylor having since married.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantor; (2) Restrictions of record in Book 4892, page 440, amended in Book 4956, page 756; (3) By-Laws of record in Book 4892, page 456; and (4) All matters appearing on the Plan of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 109, said Register's Office.

200006300032
... REFERENCE
AUG 30 PM 1:45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11640 PAGE 301

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

0630032

99 AUG 30 PM 1:46

CAMT
116500.00
CON TX 436.45
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 453.45
CHECK 453.45

08/30/99 01 13:45 0001 2274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510334