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

FTEC File No. 16800
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $182,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 1999.

Notary Public

My Commission Expires: 9/23/2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JERRY W. OWENS	NEW OWNER	117-8
1717 Beechwood		110
Nashville, Tennessee 37212		24W1455

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, JAMES S. MARTIN, MARRIED

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JERRY W. OWENS, 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 2914 Oakland Avenue, 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 22nd day of September, 1999.

James S Martin
JAMES S. MARTIN

Morene Martin
MORENE MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES S. MARTIN, AND WIFE, MORENE MARTIN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: _____

Notary Public

WARDEED

99 SEP 28 AM 10:25
BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

REFERENCE
064 0253

5/28 01 03CHECK 686.25

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots 17 and 18 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by Blanchard & Parrish, Engineers, June 14, 1939, as follows:

Beginning on the easterly margin of Oakland Avenue in the City of Nashville, Tennessee, at a point 359 feet south of the southerly margin of Cedar Lane, said point being the southwest corner of the property conveyed to R. R. Ogilvie by deed from American Trust Company, Trustee, of record in Book 702, page 260, said Register's Office; thence with said Ogilvie's southerly line eastwardly 170 feet to an iron pin in the westerly margin of an alley at a point 367 feet south of the southerly margin of Cedar Lane; thence with said alley southwardly 58 feet to an iron pin at the northeast corner of the property conveyed to J. M. Austin et ux by deed from W. A. Jones of record in Book 611, page 669, said Register's Office; thence with said Austin's northerly line westwardly 168.5 feet to an iron pin in the easterly margin of Oakland Avenue; thence with said Avenue northwardly 58 feet to the beginning.

Being the same property conveyed to Louise S. Martin by installment deed from Harriet R. Hicks of record in Book 4880, page 402, said Register's Office. Louise S. Martin, a widow, has conveyed a 1/4th interest in said property to Anne Martin Jones by quitclaim deed of recod in Book 5232, page 341, and a 1/4th interest each to Anne Martin Jones, James S. Martin, and Morene C. Martin by quitclaim deed of record in Book 5246, page 826, Register's Office for Davidson County, Tennessee. Morene C. Martin has conveyed her 1/4th interest to James S. Martin by quitclaim deed of record in Book 6457, page 156, Register's Office for Davidson County, Tennessee. Anne Martin Jones has conveyed a 2/8th interest each to James S. Martin and Morene C. martin by quticlaim deed of record in Book 6464, page 211, and Book 6467, page 896, Register's Office for Davidson County, Tennessee. Morene C. Martin has subsequently conveyed all her interest in said property to James S. Martin by quitclaim deed of record in Book 6593, page 374, said Register's Office for Davidson County, Tennessee, leaving James S. Martin as the sole owner of said property.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee(s); and (2) Agreement of record in Book 2929, page 18, said Register's Office.

Morene Martin, spouse of James S. Martin, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said James S. Martin.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11678 PAGE 157

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

0640253

IDENTIFICATION REFERENCE

99 SEP 28 AM 10:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
182500.00
CON TX 675.25
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 686.25
CHECK 686.25

09/28/99 01 10:28 0001 3154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521070