WARRANTY DEED

BOOK 9610 PG 359

FOR AND IN CONSIDERATION of Gift and no monetary consideration and for the **express purpose of establishing a tenancy by the entirety** the receipt of which is hereby acknowledged and other good and valuable considerations, I, **David E. Martin, and Wife Denise Marlatt Martin** hereinafter called the Grantors, have this day bargained and given and do hereby transfer and convey to **David E. Martin, and Wife Denise Marlatt Martin,** hereinafter called the Grantees, their heirs and assigns an undivided interest in the entire following described property **as tenants by the entirety**. Said interest being the undivided tenants in common interest of **David E. Martin and Wife, Denise Marlatt Martin** in the herein described property. It being the intention of the said **David E. Martin and Wife, Denise Marlatt Martin** that with the execution of this instrument that the herein described property be the sole and exclusive property of **David E. Martin and Wife Denise Marlatt Martin** as tenants by the entirety each owning the entire property subject to surviving the other. Same being situated in **Davidson County, State of Tennessee**, described as follows: To - Wit:

Land in the 10th Civil District of Davidson County, Tennessee, the same being more particularly described as follows:

Beginning at a steel pin (automobile axle) driven in the westerly edge of Brick Church Pike, being the southeasterly corner of this property and the northeasterly corner of the property of J.B. Jackson, and running thence with J.B. Jackson's line, North 86 Deg. 10' West 486.7 feet to an iron pin and South 53 Deg. 10' West 1,300 feet to an 14 inch elm tree in the corner of fences, Dicie Mason's line; thence with Mason's line North 20 Deg. 0' East 100 feet to an 18 inch red oak tree and North 31 Deg. 0' East 349 feet to an 8 inch hickory tree in the corner of fences, Jernigan's line; thence with Jernigan's line North 47 Deg. 0' East 110 feet to an 8 inch walnut; North 57 Deg. 0' East 150 feet to a 12 inch elm; North 54 Deg. 30' East 76 feet to an 8 inch walnut; North 40 Deg. 0'; East 294 feet to a 14 inch hickory; North 22 Deg. 0'; East 39 feet to 12 inch mulberry, and North 4 Deg. 25' East 84 feet to a 10 inch elm; thence running North 84 Deg. 0' East 716 feet to a point in the westerly margin of Brick Church Pike; thence with the westerly margin of Brick Church Pike South 21 Deg 14' East 198.7 feet to the point of beginning, containing 7.3 acres, more or less, according to a survey of Don Shanklin, Surveyor, dated March 28, 1967, being the same property conveyed to David E. Martin and Wife, Denise Marlatt Martin by deeds from Dolly Hudgens Martin of record in Book 9430, Page 871, and Book 9588, Page 980, said register's office.

TO HAVE AND TO HOLD the real property hereinabove described unto **David E. Martin, and Wife Denise Marlatt Martin,** their heirs and assigns, forever.

BOOK 9610 PG 360

STATE OF TENNESSEE

COUNTY OF Davidson

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **no monetary consideration but for the express purpose of creation of a tenancy by the entirety** between the affiants.

David E. Martin
AFFIANT (DAVID E. MARTIN)

Denise Marlatt Martin
AFFIANT (DENISE MARLATT MARTIN)

39053
IDENTIF. & REFERENCE

95 MAR -3 AM 9:30
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

Subscribed and sworn to before me this 15 day of February, 1995.

Barbara Cantrell
NOTARY PUBLIC

BARBARA WHITTLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 11-22-97

NEW OWNERS
SEND TAX BILLS TO: **MAP - PARCEL NO. 32-00-0 089.00**
DAVID E.MARTIN AND
DENISE MARLATT MARTIN
502 TUCKAHOE DRIVE
MADISON, TN 37115

7038 03/03 0101 03CHECK 12.00

THIS INSTRUMENT PREPARED BY:
LARRY D. CANTRELL
ATTORNEY AT LAW, P.C.
2016 - 8TH AVENUE SOUTH
NASHVILLE, TN 37204

FROM: DAVID E. MARTIN, AND WIFE DENISE MARLATT MARTIN

TO: DAVID E. MARTIN, AND WIFE DENISE MARLATT MARTIN

We Covenant with the said Grantees herein that we are lawfully seized and possessed of said real property hereinabove described in fee simple; that we have a good and lawful right to convey the same and that the same is not encumbered; and we bind myself, our heirs and representatives to forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

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

This property is sold and conveyed subject to all recorded easements of record.

Witness my hand on this 15th day of February, 1995.

David E. Martin
David E. Martin, Grantor

Denise Marlatt Martin
Denise Marlatt Martin, Grantor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Barbara Whittle, a **Notary Public** in and for said County and State, the within named **David E. Martin and Wife, Denise Marlatt Martin,** the bargainors, with whom I am personally acquainted, (or who proved their identity with identification sufficient to me) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 15th day of February, 1995.

BARBARA WHITTLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-97