This instrument was prepared by:
Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, Tennessee

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is
$ 82,000.00
Patricia A. Simpson
affiant
Subscribed and sworn to before me, this the 16th day of June, 1999.

BOOK 11538 PAGE 685

WARRANTY DEED

Address of New Owner:
Patricia A. Simpson
2304 Foster Ave.
Nashville, TN 37210

Send Tax Bills To:
OWNER

Map & Parcel
119-01-411

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robert D. Martin and wife, Judy Martin** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Simpson HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Subdivision of Lots Nos. 7, 8, 9, and 10, and part of 6, 11, 12, and 13, Cumberland Nurseries Plan of record in Plat Book 332, Page 36, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert D. Martin and wife, Judy Martin as of record in Book 5341, Page 253, said Register's Office. Wayne Hargis Martin and Lena R. Martin being conveyed a life estate in deed book 5347, Page 468. Wayne Hargis Martin and Lena R. Martin both having been deceased.

Unimproved ( )
This is improved property (X) known as
2304 Foster Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 16th day of June, 1999.

Robert D. Martin

Judy Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Robert D. Martin and wife, Judy Martin The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument or the purpose therin contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of June, 1999.

Notary Public
Commission Expires:5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

99 JUN 22 PM 2:59
REGISTER
DAVIDSON COUNTY, TN.
2962 06/22 0101 02CHECK 314.40

06028818
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11538 PAGE 686

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

06028118

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:59

REGISTER
DAVIDSON CO., TN.

CAMT	82000.00
MOR TX	303.40
ERR CO	
MOR TX	303.40-
CON TX	303.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

06/22/99 01 15:05 0001 2962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481505