WARRANTY DEED

BOOK 11628 PAGE 382

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August, 19 99

Notary Public

MY COMMISSION EXPIRES 3/24/01
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David A. Martin (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 15
7594 Whites Creek Pike (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 190
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Anna Ruth Holzknecht, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Martin and wife, Carolyn R. Martin

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:

SEE ATTACHED LEGAL DESCRIPTION.

BEING the same property conveyed to Anna Ruth Holzknecht by deed from Joel Don Russell and wife, Terri Russell, of record in Book 8569, Page 888, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5731, Page 703, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

06267779
TUESDAY, 8 REFERENCE
99 AUG 20 PM 1:51
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 7594 Whites Creek Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of August 19 99

Anna Ruth Holzknecht

08/20/99 0101 03CHECK E66.00

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Ruth Holaknecht, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 1999.

Commission expires 3/24/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

FILE BOX 45

LEGAL DESCRIPTION

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Mervill & Keel, Inc., dated October 10, 1980, as follows:

BEGINNING at an iron pin in the easterly margin of Whites Creek Pike, said point being North 10° West 20.54 feet from the northwest corner of the property conveyed to Lawrence E. Williams and wife, Bonnie Sue Williams, by deed from Lenora Baxter and husband, Leonard Baxter, of record in Book 3218, Page 336, of the Register's Office for Davidson County; thence, with the easterly margin of Whites Creek Pike, North 10° 00' West 51.30 feet to an iron pin; thence, leaving said roadway, South 87° 00' East 489.86 feet to an iron pin; thence, North 3° 2' 19" East 480.00 feet to an iron pin; thence, South 87° 00' East 25.0 feet to an iron pin; thence, North 3° 2' 19" East 305.97 feet to an iron pin in the southerly boundary of the property conveyed to Gary N. Benmark and wife, Leslie A. Benmark, by deed from Virginia L. Young, of record in Book 5233, Page 656, of the Register's Office for Davidson County; thence, with Benmark's southerly boundary, East 489.92 feet to an iron pin at the base of a Black Oak tree, said point being in the westerly boundary of the property conveyed to Joe Walker, Jr. and wife, Emma Mae Walker, by deed from Helen Morrison and husband, Louis W. Morrison, of record in Book 1031, Page 421, of said Register's Office; thence, with Walker's westerly boundary, South 2° 16' 52" West 832.33 feet to an iron pin in the northerly margin of a 50 foot wide roadway; thence North 87° 00' West 495.0 feet to an iron pin; thence, South 3° 00' West 30.0 feet to an iron pin; thence, North 87° 00' West 508.32 feet to the point of beginning.

SAID PROPERTY is conveyed subject to the following provision set out in deed of record in Book 5731, Page 703, Register's Office for Davidson County, Tennessee.

SAID GRANTEES and any future owners hereby agree to transfer in fee, without any costs, upon the request of the owner of the property to the east of subject property and any subsequent owners, now owned by Joe Walker, Jr. and wife, of record in Book 1031, Page 421, Register's Office for said County, the hereinafter described property, to be used to build a roadway and to be approved by the Metropolitan Government, said property is described as follows:

BEGINNING at an iron pin in the easterly margin of Whites Creek Pike, said pin being North 10° West 20.54 feet from the northwest corner of the property conveyed to Lawrence E. Williams and wife, of record in Book 3218, Page 336, Register's Office for said County; thence with the easterly margin of Whites Creek Pike North 10° West 51.30 feet to an iron pin; thence South 87° 00' East 489.86 feet to an iron pin; thence South 3° 2' 19" West 20 feet; thence South 87° 00' East 30 feet to an iron pin; thence South 3° 00' West 30 feet to an iron pin; thence North 87° 00' West 508.32 feet to the beginning.

OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0626779

IDENTIF. A REFERENCE

99 AUG 20 PM 1:51

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	230000.00
CON TX	851.00
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	866.00
CHECK	866.00

08/20/99 01 13:51 0001 8723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504746