WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Charles T. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF July 2000

Bertie J. Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200007250073392 Page: 1 OF 2
REC'D FOR REC 07/25/2000 12:05:55PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $299.70

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Martin (NAME)	Union Planters Bank, National (NAME)	MAP 83-7
907 Crescent Hill Road (ADDRESS)	2019 Richard Jones Road, Ste 300 (ADDRESS)	PARCEL 270
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Edyth Burnett and Debra Cayce, Devisees of the Last Will and Testament of Janie D. Duke, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Martin, Unmarried

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. 25 on the Plan of Roselawn, as of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 87 feet on the northerly side of Cresent Hill Road and runs back on the easterly line 107.3 feet and on the westerly line 178 feet to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Braxton Morgan Duke and wife, Janie D. Duke by deed from Harold Lee Anthony and wife, Nadine G. Anthony, of record in Book 3310, Page 28, Register's Office for Davidson County, Tennessee. The said Braxton Morgan Duke having predeceased Janie D. Duke. Janie D. Duke having died on June 19, 1999 in Davidson County, Tennessee. Said property was devised to Edyth Burnett and Debra Cayce pursuant to the Last Will and Testament of of Janie D. Duke of record in Will Book 233, Page 546, in the Seventh Circuit Court of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 907 Crescent Hill Road, Nashville, TN 37206
(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 our hand s this 21st day of July 2000

x Edyth Burnett
Edyth Burnett

x Debra Cayce
Debra Cayce

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 Edyth Burnett and Debra Cayce

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 for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of July 2000.

Commission expires 6-25-03

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 _____, _____.

My commission expires _____

Notary Public