RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of October, 2000, by and between BROWNIE D. GRISSOM and JANE E. GRISSOM, HUSBAND AND WIFE, hereinafter called Grantors, and LATONYA MARTIN, AN UNMARRIED WOMAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, we, BROWNIE D. GRISSOM and JANE E. GRISSOM, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto LATONYA MARTIN, AN UNMARRIED WOMAN, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1023 E. TRINITY LANE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

BY: Brownie D. Grissom
BROWNIE D. GRISSOM, Signature of Seller

Jane E. Grissom
JANE E. GRISSOM, Signature of Seller

Davidson County DEEDWARR
Recvd: 11/02/00 14:17 3pgs
Fees:15.00 Taxes:240.50

20001102-0108960

INDIVIDUAL
STATE OF TEXAS)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BROWNIE D. GRISSOM and JANE E. GRISSOM, HUSBAND AND WIFE, the within named 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, at office, this **31st** day of October, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

LATONYA MARTIN, AN UNMARRIED WOMAN
1023 E. TRINITY LANE
Nashville TN 37207

Property Address:

1023 E. TRINITY LANE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-5, PARCEL 101

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **October, 2000.**

Notary Public

My Commission Expires: 5/30/2004

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MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 53 on the Map of the Subdivision of Casper Zopfi's Place, of record in Book 332, Page 167, Register's Office for davidson County, Tennessee, described as follows:

SAID part of Lot No. 53 fronts 50 feet on the northerly margin of Trinity Lane, as widened, and extends back 129.33 feet on the easterly line and 130 fet along the easterly margin of Keeling Street to a 10 foot driveway in the rear measuring 50 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING POPERTY VESTED IN THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY AGREED FINAL ORDER OF RECORD IN BOOK 8657, PAGE 499, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEING part of Lot No. 53 on the Map of the Subdivision of Casper Zopfi's Place, as of record in Book 332, Page 167, said Register's Office:
RIGHT-OF-WAY: BEGINNING at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the southeasterly corner of the Walker/Garret property; thence along said right-of-way margin N 84 degrees 5 minutes 31 seconds West, 49.20 feet to a point on the easterly right-of-way margin of Keeling Avenue; thence along said easterly right-of-way margin North, 8 degrees, 31 minutes, 25 seconds East 49.20 feet to a point; thence leaving said easterly right-of-way margin with a curve to the left, the back tangent of which is South 8 degrees 31 minutes 25 seconds West, a radius of 47.00 feet, to a central angle or 92 degrees 36 minutes 55.8 seconds, and an arc of length of 75.97 feet, more or less to the point of beginning, containing 527 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: BEGINNING at a point on the existing northerly right-of-way, margin of Trinity Lane, said point being the southeasterly corner of the aforementioned Walker/Garret peoperty; thence along said right-of-way margin with a curve to the right, the radius of which is 47.00 feet, a central angle of 92 degrees 36 minutes 55.8 seconds, and an arc length of 75.97 feet, more or less, to a point on the easterly right-of-way margin of Keeling Avenue; thence along said easterly right-of-way margin North7 degrees 31 minutes 25 seconds East 85.86 feet, more or less, to a point; thence leaving said easterly right-of-way margin with a new line South 81 degrees 28 minutes 35 seconds East, 5.00 feet, more or less, to a point; thence leaving said line with a new line South 5 degrees 29 minutes 35 seconds West, 76.00 feet, more or less to a point; thence leaving said line with a new line South 13 degrees 36 minutes 02 seconds East, 27.50 feet, more or less to a point; thence leaving said line with a new line South 48 degrees 53 minutes 39 seconds East, 21.00 feet, more or less to a point; thence leaving said line with a new line South 84 degrees 05 minutes 31 seconds East 13.50 feet, more or less, to a point on the easterly boundary of said Walker/Garret propert; thence along said easterly boundary South 8 degrees 31 minutes 25 seconds West 15.00 feet, more or less, to the point of beginning, containing 1,566 sqyare feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

BEING the same property conveyed to BROWNIE D. GRISSOM and JANE E. GRISSOM, HUSBAND AND WIFE, by Warranty Deed from AARON T WALKER AND DALE M GARRETT, of record in Deed Book 10669, page 700, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 72-5, PARCEL 101).

2. All matters as set forth on the Plan of record in Plat Book 332, page 167, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.