File Box 8

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39553** ~~FILE BOX "7"~~

Davidson County DEEDWARR
Recvd: 01/26/01 16:29 2pgs
Fees:11.00 Taxes:1036.00
20010126-0008222

WARRANTY DEED

CHRISTY WILKINS IVEY
NOTARY PUBLIC
My Commission Expires 7/26/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 280,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **24th DAY OF JANUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RICHARD J. MARTIN and wife, **CANDACE M.** MORAN-MARTIN **4513 Beacon Drive** **Nashville, Tennessee 37215**	SAME	**130-11-106** **7DA 51730**

FOR AND IN 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, ROBERT F. LANCE and wife, DIANE S. LANCE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD J. MARTIN and wife, CANDACE M.** MORAN-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:

Land in Davidson County, Tennessee, BEING Lot No. 9, Block S on the Plan of Tyne Meade, Section 4, of record in Book 1424, page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert F. Lance and wife, Diane S. Lance by deed from Bruce A. Robson of record in Book 9755, page 224, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **4513 Beacon Drive, Nashville, Tennessee 37215**
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 HANDS THIS 24th DAY OF JANUARY, 2001.

X _____
ROBERT F. LANCE

X _____

DIANE S. LANCE

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 ROBERT F. LANCE and wife, DIANE S. LANCE the bargainors, with whom I am personally acquainted (or acted 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 Nashville, Tennessee, this the 24TH day of January, 200

NOTARY PUBLIC

My Commission Expires: 5/26/02