**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 312,900.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2001

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/05/01 16:22 2pgs
Fees:11.00 Taxes:1157.73

20010605-0058339

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| KEITH R. DURBIN<br>1704 Sweetbriar Avenue<br>Nashville, Tennessee 37212 | SUNTRUST BANK<br>201 4th Avenue, North<br>Nashville, Tennessee 37219 | MAP 117-04<br>PARCEL 12 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWELVE THOUSAND NINE HUNDRED AND NO/100---------- ($ 312,900.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, HARRY I. MARTIN, III AND WIFE, ANNE F. MARTIN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEITH R. DURBIN AND GARY D. BYNUM, BOTH UNMARRIED, as Joint Tenants with Rights of Survivorship 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:

BEING the easterly 47 1/2 feet of Lot No. 236 and the westerly 10.0 feet of Lot No. 235 on the Plan of Belmont Land Company's Property called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Sweetbriar Avenue at a point 257.3 feet west of the westerly margin of Oakland Street or Avenue; thence with the northerly margin of Sweetbriar Avenue westwardly 57 1/2 feet; thence northerly 175.0 feet to an alley; thence with said alley eastwardly 57 1/2 feet to a point 10.0 feet east of the corner of Lots 235 and 236; thence southwardly and parallel with the line between said two lots 175.0 feet to the beginning.

BEING the same property conveyed to Harry I. Martin, III, and wife, Anne F. Martin, by deed from John L. Norris, Jr. and wife, Christina N. Norris, of record in Book 7291, page 790, Register's Office for Davidson County, Tennessee.

This is improved property known as 1704 Sweetbriar Avenue, Nashville, Tennessee 37212

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Co.'s Property called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of May, 2001.

Harry I. Martin III
HARRY I. MARTIN, III

Anne F. Martin
ANNE F. MARTIN

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**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 HARRY I. MARTIN, III AND WIFE, ANNE F. 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 for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2001.

My Commission Expires: September 29, 2001

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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 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 this _____ day of _____.

My Commission Expires: _____

Notary Public