Davidson County DEEDWARR
Recvd: 07/05/01 14:07 2pgs
Fees:11.00 Taxes:140.60
20010705-0071809

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
GENE F. MARTIN
1035 Hollis Lane
White House, TN 37188

MAP:31-135

FOR AND IN CONSIDERATION of THIRTY EIGHT THOUSAND ($38,000.00) DOLLARS, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, ***RANDALL TARPEY and wife, PENNY TARPEY,*** have bargained and sold, and by these presents do transfer and convey unto, ***GENE F. MARTIN***, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

BEING located in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 5 on the plan of Bill Wiggs Lots of record in Plat Book 8250, page 232, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Randall Tarpey and wife, Penny Tarpey by deed from William J. Wiggs and wife, Maxine Wiggs dated 12/8/93 and of record in Book 9190, page 381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 9190, page 381, said Register's Office.

Possession with deed.

2001 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***GENE F. MARTIN***, his heirs and assigns, forever. And we covenant with the said, ***GENE F. MARTIN***, 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said, ***GENE F. MARTIN,*** his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 22nd day of June, 2001.

Randall Tarpey
RANDALL TARPEY

Penny Tarpey
PENNY TARPEY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, a Notary Public in and for said State and county, personally appeared, ***RANDALL TARPEY and wife, PENNY TARPEY,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Ridgetop, Tennessee, this the 22nd day of June, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/4/2003

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $38,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 22nd day of June, 2001.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 1/4/2003

Mtg Bk E-3739 Deed Tarpey to Martin