This Instrument Was Prepared By:
W. William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

Please return to:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, We, Gary W. Witzgall and wife, Ramona G. Witzgall, ("Grantors") have bargained and sold, and do hereby bargain, sell and convey unto Deborah M. Martin, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary W. Witzgall by Warranty Deed of Laura F. Webb Lamps and husband, Christopher A. Lamps, dated April 10, 1995, and of record in Book 9642, page 486, Register's Office of Davidson County, Tennessee. Ramona G. Witzgall, wife of Gary W. Witzgall, joins herein for the purpose of conveying any right, title, or interest which she may have by virtue of her marriage.

This property is known as 118A Blackburn Avenue, Nashville, TN 37205.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the Grantee her heirs and assigns in fee simple forever.

Grantors do hereby covenant with the Grantee that the Grantors are lawfully possessed of said land in fee simple, the Grantors have good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the Grantors this 13th day of November, 2001

Gary W. Witzgall

Ramona G. Witzgall

Davidson County DEEDWARR
Recvd: 11/19/01 18:01 2pgs
Fees:13.00 Taxes:688.20
20011119-0126901

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Gary W. Witzgall and wife, Ramona G. Witzgall, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 15th day of November, 2001

Notary Public

My Commission Expires: 2-27-05

STATE OF TENNESSEE

COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $186,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gary L Witzgall

Affiant

Subscribed and sworn to before me this 15th day of November, 2001

Notary Public

Commission Expiration: 2-27-05

RETURN TO:

W. William Davis, Attorney, PC
219 Ward Circle, #3
Brentwood, TN 37027

SEND TAX BILLS TO:

Beazer Mtg Corp
4344 Kenilwood Dr.
Nashville, TN 37204

PROPERTY ADDRESS:

118A Blackburn Avenue
Nashville, TN 37205

MAP & PARCEL:
130-1-147

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