This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
William Daniel Lain
8517 Cooperstown Road
Joelton, TN. 37080

SEND TAX BILLS:
Same

Davidson County DEEDWARR
Recvd: 05/28/02 15:02 2pgs
Fees:13.00 Taxes:377.40
20020528-0064442

Map 15, Parcel 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **RUTH MARTIN, a widow,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **WILLIAM DANIEL LAIN,** the following described property to wit:

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the southerly side of Morgan Road, said point being the northwesterly corner of property conveyed to Ezra Martin and wife, Goldie Martin, of record in Book 4230, page 506, R.O.D.C., Tennessee; thence easterly with the margin of said road 79 feet to a point; thence southerly 2 deg. 30 min. West 1,258 feet 6 inches to a fence; thence northerly 86 deg. West 79 feet to an iron pin; thence in a northerly direction 1,225.1 feet to an iron pin, the point of beginning.

BEING the same property conveyed to **Ray D. Martin and wife, Ruth Martin** by Deed from **Ezra Martin and wife, Goldie Martin** of record in Book 4339, page 633, Register's Office for Davidson County, Tennessee. The said **Ray D. Martin** died May 24, 1994, leaving **Ruth Martin** as surviving tenant by the entirety.

THIS CONVEYANCE is made subject to any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 2002 are to be prorated and paid by the Grantee named herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and the same is

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unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 22nd day of May, 2002.

Ruth Martin
RUTH MARTIN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public for said County and State, **RUTH MARTIN**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 22 day of May, 2002.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/30/2003.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 102,000.00.

AFFIANT

Subscribed and sworn to before me this the 22 day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 3/30/2003.

d:\realestate\wd\martin.wd
May 20, 2002 (3:11pm)

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