THIS INSTRUMENT PREPARED BY ERNEST D. BENNETT III, ATTORNEY
909 YEARLING WAY, NASHVILLE, TENNESSEE 37221

SEND TAX STATEMENTS TO:
William C. Martin, III
204 Warwick Park Lane
Franklin, TN 37069

NAME OF MORTGAGEE:
Thomas E. Templeton
5625 Mantelle Lane
Nashville, TN 37211

Map/Parcel Number:
119-1/158

ADDRESS NEW OWNER(S):
William C. Martin, III
204 Warwick Park Lane
Franklin, TN 37069

Davidson County DEEDWARR
Recvd: 06/24/02 10:10 2pgs
Fees:13.00 Taxes:340.62
20020624-0075460

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF One ($1.00) Dollar, cash in hand, this date paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **THOMAS E. TEMPLETON** ("grantor"), have this day bargained and sold, and by these presents does hereby transfer and convey unto **WILLIAM C. MARTIN, III** ("grantee"), his heirs and assigns, a certain tract or parcel of real estate with improvements thereon situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 213 and the northerly part of Lot No. 214 on the Plan of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries Subd., as of record in Plat Book 332, page 21, Register's Office for said County, described as follows:
>
> Said Lot 213 fronts 50 feet on the westerly side of Dortch Avenue and runs back 150 feet on the northerly line and 155 feet on the southerly line to an alley, measuring 50 feet thereon.
>
> The northerly part of Lot No. 214 fronts 25 feet on the westerly side of Dortch Avenue and runs back 150 feet on the northerly line and 155 feet on the southerly line to an alley, measuring 25 feet thereon.
>
> Being the same property most recently conveyed to Thomas E. Templeton by Quitclaim Deed of record in Book 9341, page 258 in the Register's Office of Davidson County, Tennessee; originally conveyed to Robert I. Williams, Thomas I. Williams and Thomas E. Templeton by special warranty deed from First American National Bank, Nashville, Tennessee, of record in Book 7765, page 1 in said Register's Office; title being further vested in Robert I Williams an undivided one-fourth (1/4) interest, Thomas I. Williams an undivided one-fourth (1/4) interest, and Thomas E. Templeton an undivided one-half (1/2) interest by quitclaim deed from Robert I. Williams, Thomas I. Williams, and Thomas E. Templeton of record in Book 7962, page 396 in said Register's Office, as corrected by deed of correction of record in Book 9341, page 255 in said Register's Office.
>
> This is improved property known as 2211 Dortch Avenue, Nashville, Tennessee 37210.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons.

Witness my hand this 24 day of June, 2002.

Thomas E. Templeton

THOMAS E. TEMPLETON, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS E. TEMPLETON**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the within instrument, and upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2002.

Dian M Jackson
NOTARY PUBLIC

My commission expires: Jan. 25, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $92,058.76.

Wm. C. Martin III
AFFIANT

Sworn to and subscribed before me, this 24th day of June, 2002.

Dian M Jackson
NOTARY PUBLIC OR REGISTER

My Commission Expires: Jan. 25, 2006

STATE OF TENNESSEE, DAVIDSON COUNTY.

Register's Office, _____, _____

I, _____Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book _____, page _____, that they were received _____, _____ at _____ o'clock ___.M. and entered in Note Book _____, page _____.

_____
REGISTER