THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19118**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 07/16/02 14:26 2pgs
Fees:13.00 Taxes:888.00

20020716-0085603

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Robert J. Martineau Ms. Pamela Eddy 4504 Harpeth Hills Drive Nashville, TN 37215	Robert J. Martineau c/o Waller Lansden Dortch & Davis, PLLC 511 Union Street, Suite 2100 Nashville, TN 37219	MAP 130-11 PAR 66 FB 07DA 51530

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT LEE SUFFRIDGE, JR., MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT J. MARTINEAU AND WIFE, PAMELA EDDY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4504 Harpeth Hills Drive, Nashville, Tennessee 37215.

DEBORAH SEAY SUFFRIDGE, the spouse of ROBERT LEE SUFFRIDGE, JR., joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said ROBERT LEE SUFFRIDGE, JR.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2002.

ROBERT LEE SUFFRIDGE, JR., BY: WHIT CLARK, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

DEBORAH SEAY SUFFRIDGE, BY: WHIT CLARK, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHIT CLARK with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said ROBERT LEE SUFFRIDGE, JR. AND DEBORAH SEAY SUFFRIDGE and is authorized by the said ROBERT LEE SUFFRIDGE, JR. AND DEBORAH SEAY SUFFRIDGE to execute this instrument on THEIR behalf.

Witness my hand, at office, this 15th of JULY, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

Notary Public

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5, Block "E" on the Plan of Tyne Meade, Section III, as of record in Plat Book 1424, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Lee Suffridge, Jr., unmarried by deed from Ray Randolph, Trustee with full power of record in Book 6471, page 931, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4260, page 100; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 12, said Register's Office.