THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19123**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $117,000.00 John E. Puryear Affiant Subscribed and sworn to before me, this 11th day of July, 2002. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. John Edward Puryear 1303 Newman Avenue Nashville, TN 37216	Wachovia Mortgage Corporation 1100 Corporate Center Drive Raleigh, NC 27607	MAP 61-15 PAR 281 FB 15DZ18615

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, DOUGLAS B. MARTIN AND WIFE, PATTI B. MARTIN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN E. PURYEAR, UNMARRIED, ("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 1303 Newman Avenue, Nashville, Tennessee 37216.

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 11th day of July, 2002.

Douglas B Martin
DOUGLAS B. MARTIN

Patti B Martin By Douglas B Martin Attorney in Fact
PATTI B. MARTIN BY DOUGLAS B. MARTIN, ATTORNEY-IN-FACT, BY POWER OF ATTORNEY RECORDED 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, aforesaid, DOUGLAS B. MARTIN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2002.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 07/16/02 15:08 3pgs
Fees:18.00 Taxes:432.90
20020716-0085686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS B. MARTIN, 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 PATTI B. MARTIN, and is authorized by the said PATTI B. MARTIN, to execute this instrument on her behalf.

Witness my hand, at office, this 11th day of July, 2002.

My Commission Expires: _____

Notary Public

GERALD G. PATTERSON
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 86 and the Westerly 10 feet of Lot No. 87 on the Plan of M. N. Young's Inglewood Annex, of record in Book 547, page 197, Register's Office for said County.

Said Lot No. 86 and Westerly 10 feet of Lot No. 87 front together 60 feet on the Northerly side of Newman Avenue and run back 135 feet 11 inches on the Westerly line, and 133 feet 5 inches, more or less, on the Easterly line, to a dead line and measures 60 feet one inch thereon.

Being the same property conveyed to Douglas B. Martin and wife, Patti B. Martin by Special Warranty Deed from Washington Mutual Bank appearing as Instrument No. 20020228-0025451, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, page 197, said Register's Office.