

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~01/29/05~~ 11-16-2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald A. Henry and wife, Rose Trapp	Countrywide Home Loans, Inc.	Map: 062-09-0-30.00
(NAME)	(NAME)	
3908 Brush Hill Road	718 Thompson Lane, Suite 104	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville, TN 37204-3612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, OSCAR R. MARTIN & MARY E. MARTIN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DONALD A. HENRY AND WIFE, ROSE TRAPP, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 and the southerly 30 feet of Lot 6 of Block "J" on the unrecorded map of Jackson Park River Section, described according to a survey made by W.B. Southgate, surveyor, April 1931, as follows: Beginning on the easterly margin of Brush Hill Road at a point 120 feet south of the southerly margin of a 25 ft. street between Lot Nos. 6 & 7; thence with the easterly margin of Brush Hill Road southwardly 130 feet to the corner of Lot Nos. 4 & 5; thence with the line between said two Lots eastwardly, 332 feet to the top of a bluff of Cumberland River, thence with said bluff norhwardly 128 feet more or less, to a point 130 feet South of the southerly margin of said 25 foot street; thence Westwardly 330 feet, more or less, to the beginning.

Christine G Martin

Being the same property conveyed to Oscar R. Martin and ~~Mary E. Martin~~ by Warranty Deed of record in Book 4037, page 75, Register's Office for Davidson County, Tennessee. Christine G Martin having since died leaving Oscar R Martin. Oscar Martin having since married, Mary E. Martin.

This conveyance is subject to the following:
Restrictive Covenants, Easements and Additional Exceptions:

Easement for Right-of-way to Brush Hill Road of record in Book 4637, page 538; Ingress/Egress reserved over present driveway of record in Book 4037, page 75; all in the Register's Office of Davidson County, Tennessee.

Mary E. Martin joins in this conveyance to convey any and all rights she may have in this property.

Unimproved ( )
This is improved (X) property, known as 3908 Brush Hill Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 12th day of July, 2002.

Oscar R. Martin

Mary E. Martin

Davidson County DEEDWARR
Recvd: 07/17/02 12:05 2pgs
Fees:13.00 Taxes:702.63

20020717-0086116

STATE OF Tennessee

COUNTY OF Sumner

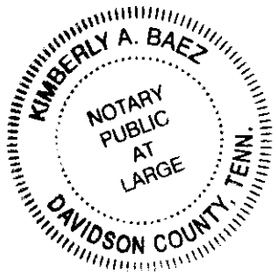
Before me, the undersigned Notary Public, personally appeared Oscar R. Martin & Mary E. Martin who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of July, 2002.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075