03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $208,000.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 07/23/02 11:17 2pgs
Fees:13.00 Taxes:769.60
20020723-0088287

Address of New Owner:	Send Tax Bills to:	Tax Information
Barry Tashian 3421 Stokesmonts Road Nashville TN 37215	New Owner	117-07-0-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy C. Martin, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barry Tashian and wife, Holly Tashian, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract I:
Land in Davidson County, Tennessee, in the 7th Civil District, being the north half of Lot No. 109 on the Map of the North part of Noel's Subdivision, of Watkins Grove, of record in Book 547, Page 156, Register's Office for said County.

Said part of Lot fronts 100 feet on the westerly side of Hord Street and runs back between parallel lines 200 feet to a dead line.

Tract II:
Land in Davidson County, Tennessee, in the 7th Civil District, formerly the 11th Civil District, being the southerly 6 feet of Lot No. 108 on the Map of the north part of Noel's Subdivision of Watkins Grove, of record in Book 547, Page 156, said Register's Office, described according to a survey made by James L. Murphy, Jr. & Co., dated 5/12/79, and being more particularly described as follows:

Beginning at a point lying on the westerly margin of Stokesmont Road at the northeast corner of the T. C. Martin Property of record in Book 2090, Page 109, said Register's Office; thence with the northerly line of the said T. C. Martin property north 85 deg. 45' west a distance of 200 feet to a point; said point further described as the common corner of the herein described tract, the northwest corner of the said T. C. Martin Property, the northeast corner of T. J. Sterritt property of record in Book 1466, Page 303, and the southeast corner of the Tillie Sterritt property of record in Book 1492, Page 536, said Register's Office; thence leaving the said northerly line of T. C. Martin and running with the easterly line of the said Tillie Sterritt property north 4 deg. 15' east a distance of 6.00 feet to a point; thence leaving the said easterly line of the Tillie Sterritt Property south 85 deg. 45' east a distance of 200 feet to a point lying on the westerly margin of Stokesmont Road; thence running with the said margin of Stokesmont Road south 4 deg. 15' west a distance of 6.00 feet to the point of beginning.

Being the same property conveyed to Timothy C. Martin and wife, Maxine B. Martin by deed from George J. Cash and wife, Ruby Henson Cash of record in Book 2090, Page 109, Register's Office for Davidson County, Tennessee (as to part of Lot No. 109); and being the same property conveyed to Timothy C. Martin and wife, Maxine B. Martin by deed from Milton Tomlinson Bush and wife, Elaine Sanders Bush of record in Book 5466, Page 304, said Register's Office (as to part of Lot No. 108). Maxine B. Martin having since died leaving Timothy C. Martin as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3421 Stokesmonts Road, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of July, 2002.

Timothy C. Martin By Michael T. Martin Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy C. Martin, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 17th day of July, 2002.

Notary Public

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the attorney in fact for Timothy C. Martin and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 2002.

Notary Public
My commission expires: 3-14-05