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. 19252**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$149~~,000.00 Affiant Subscribed and sworn to before me, this 13th day of August, 2002. Notary Public My Commission Expires:

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

My Commission Expires ~~September 25, 2004~~

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
WILLIAM AND JULIE TRAPP 1414 SUMNER AVENUE NASHVILLE, TENNESSEE 37206	MERRILL LYNCH CREDIT CORPORATION 2001 BISHOPS GATE BLVD MOUNT LAUREL, NEW JERSEY 08054	MAP 83-5 PAR 342 FB 27W15445

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, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM A. TRAPP AND WIFE, * ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto. *JULIE TRAPP

This is improved property located at 1414 SUMNER AVENUE, NASHVILLE, TENNESSEE 37206.

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.

Patti B. Martin, spouse of Douglas B. Martin, joins in the execution of this Instrument to convey any interest she may have in subject property by virtue of her marriage to the said Douglas B. Martin.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2002.

DOUGLAS B. MARTIN

PATTI B. MARTIN
BY DOUGLAS B. MARTIN, ATTORNEY-IN-FACT,
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH, as Instrument # 20020815-0098878

Davidson County DEEDWARR
Recvd: 08/15/02 10:42 3pgs
Fees:18.00 Taxes:551.30

20020815-0098879

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 (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2002.

My Commission Expires: _____ Notary Public

GEORGE E MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the 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 the 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 13th day of August, 2002.

My Commission expires: _____ Notary Public

GEORGE E MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Subdivision of Part of The Weakley Home Place, as of record in Plat Book 421, page 36, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas B. Martin, a single man by deed from Eddie L. Day and wife, Ester R. Day of record in Book 10035, page 700, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 36, said Register's Office.