This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/30/02 08:22 3pgs
Fees:18.00 Taxes:57.35
20020830-0105050

ADDRESS NEW OWNER:
Brad Whitfield
d/b/a B & C Properties
1224 Applecross Dr.
Nashville, TN 37220
MORTGAGEE:

SEND TAX BILL TO:
Owner

MAP **83-13**
GROUP
PARCEL **218**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William L. Martin and wife, Jean L. Martin** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Brad Whitfield, d/b/a B & C Properties, a joint venture**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

Being the same property conveyed to William L. Martin and wife, Jean L. Martin by deed from Robert A. Ryan, unmarried of record in Book 4406, page 810, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is unimproved property known as 1105 Shelby Avenue, Nashville, Tennessee .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 15th day of August, 2002.

_____
William L. Martin

_____
Jean L. Martin

WITNESS our hands this the 15th day of August, 2002.

William L. Martin

William L. Martin

Jean L. Martin

Jean L. Martin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William L. Martin and wife, Jean L. Martin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of August, 2002.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND, TN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $15,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2002.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC DAVIDSON COUNTY TN

My Commission Expires: 5/29/2005

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.
Said Lot No. 179 fronts 50 feet on the northerly side of Shelby Avenue, formerly Lee Avenue, and runs back between parallel lines 170 feet to an alley.
Included in the above described property but to be excluded is the following described property conveyed to the Nashville Housing Authority, by deed of record in Book 3253, page 628, RODC., Tenn.; Being a part of Lot No. 179 on the Plan of East Edgefield, as of record in Book 21, page 147RODC., and being a part of the same property vonveyed to Malcolm Grizzle and wife, by deed from James Henry Williams, as of record in Book 2592, page 513, Register's Office for Davidson County, Tennessee as follows:
BEGINNING at a point on the northerly margin of Shelby Avenue; thence with a line bearing north 6 deg. 54' east a distance of 7.5 feet; thence with a line bearing south 75 deg. 58' east a distance of 50.4 feet to the easterly margin of the above mentioned property; thence with the easterly margin, whoce bearing is north 83 deg. 06' west a distance of 50 feet to the point of beginning, containing 220 square feet more or less.