This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 09/10/02 10:28 2pgs
Fees:13.00 Taxes:362.60
20020910-0109560

WARRANTY DEED

Address new owner as:
James T. Martin
851 Old Hickory Blvd
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 42-9
Par 37

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth W. Massey and Martha Jane Hickman, have this day bargained and sold, and do hereby transfer and convey to the said James E. Martin, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 2 on the Map of Kemper Heights Subdivision, Section I, as of record in Book 2331, pages 65 and 66, Register's Office for said County.
>
> Said Lot No. 2 fronts 130 feet on the southerly side of Old Hickory Boulevard and extends back between lines, measuring 390 feet on the easterly side and 214.7 feet on the westerly side to a dead line in the rear measuring 218.3 feet thereon.
>
> Being the same property conveyed to Martha Jane Hickman and Kenneth W. Massey by Quitclaim Deed from Nell Massey, dated October 10, 1996, and recorded in Book 10222, page 836, said Register's Office.

This is improved property known as 851 Old Hickory Boulevard, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James E. Martin, his heirs and assigns, forever.

And we, Kenneth W. Massey and Martha Jane Hickman, do covenant with the said James E. Martin that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2002.

And we, Kenneth W. Massey and Martha Jane Hickman, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Martin, his heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 6th day of September 2002.

Kenneth W. Massey
KENNETH W. MASSEY

Martha J. Hickman
MARTHA JANE HICKMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth W. Massey and Martha Jane Hickman, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2002.

NOTARY PUBLIC

My commission expires:

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $98,000.00.

AFFIANT

Subscribed and sworn to before me, this 6th day of September 2002.

NOTARY PUBLIC

My commission expires:

My Commission Expires JAN. 28, 2006