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

Davidson County DEEDWARR
Recvd: 10/17/02 10:09 2pgs
Fees:13.00 Taxes:316.35
20021017-0127637

WARRANTY DEED

Address new owner as:
Donnell Martin, *etux*
1505 Fall Drive
Nashville, TN 37207

Send tax bills to:
New Owner

Map-Parcel
Map 32-13
Par 39

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, I, Frederick Bell, Unmarried, have this day bargained and sold, and do hereby transfer and convey to Donnell Martin and wife, LaShanda Martin, ("Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Timbertrail Subdivision, Section II, of record in Book 5200, page 335, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Frederick Bell, unmarried, by warranty Deed from Diane W. Clark, unmarried, dated March 27, 1998, and recorded in Book 10868, page 767, Register's Office for Davidson County, Tennessee.

This is improved property known as 1505 Fall Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees their heirs and assigns, forever.

And I, the Grantor, covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple; that I 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 I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of August 2002.

Frederick Bell
FREDERICK BELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederick Bell, the within named bargainor, 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 15th day of August 2002.

NOTARY PUBLIC

My commission expires:
1/25/03

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $85,500.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:
3/14/06