Davidson County DEEDWARR
Recvd: 11/11/02 14:39 2pgs
Fees:13.00 Taxes:92.50
20021111-0139125

Name and Address of New Owner:

John Martin et ux.
613 45th Ave. North
Brentwood, TN 37209

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
213A Ward Circle, S-104
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Map & Parcel No.
091-12-0-119.00

The actual consideration or value, whichever is greater for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me on this 31st day of October, 2002.

Notary Public

My Commission Expires:

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPTEMBER 30, 200

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------($10.00)---------- Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, Steve Jeffords and wife, Nina B. Jeffords, have bargained and sold, and do hereby transfer and convey unto John Martin and wife, Betty Martin, their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 70 and 72 in Block No. 55 of Plan no. 1 West Nashville, as of record in Plan Book 57, pages 74, 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 70 and 72 together 50 feet on the west side of 45th Avenue North and extends back westwardly between parallel lines and with the southerly line of Georgia Ave. 110 feet to an alley.

Being the same property conveyed to Steve Jeffords and wife, Nina B. Jeffords, by Warranty Deed, from John W. Barton, Jr. and wife, Carolyn M. Barton, dated March 20, 1996, of record in Book 10007, page 720, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 613 45th Ave. North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever. Grantor covenants that they are 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 for unpaid real estate taxes.

GRANTOR further covenants and bind himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 31st day of October, 2002.

Steve Jeffords

Nina B. Jeffords

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Jeffords and wife, Nina B. Jeffords, 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 and official seal at Nashville, Tennessee, this 31st day of October, 2002.

Notary Public

My commission expires: _____

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPTEMBER 30, 2003