THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 11/22/02 15:29 2pgs
Fees:13.00 Taxes:547.60
20021122-0145686

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gayle O. Price 221 Engel Avenue Goodlettsville, TN 37072	Same as New Owner	Map 18-00 Parcel 044.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RONALD L. MARTIN and wife, TEDI E. MARTIN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto GAYLE O. PRICE, an unmarried woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a concrete monument located in the southeast corner of Lot No. 27, Connell Estates Subdivision, of record in Book 2900, page 130, Register's Office for Davidson County, Tennessee; thence South 21 deg. 34' East 100 feet; thence South 2 deg. 06' East 200.1 feet; thence South 79 deg. 02' West 41.3 feet; thence North 87 deg. 58' West 100 feet; thence North 84 deg. 33' West 96.5 feet; thence North 24 deg. 15' East 130.5 feet; thence North 22 deg. 50' West 106.5 feet; thence North 68 deg. 26' East 190.1 feet to the point of beginning.

Being the same property conveyed to Ronald L. Martin and wife, Tedi E. Martin, by deed from Larry Allen Griffin and wife, Faye D. Griffin, of record as Instrument No. 200001250008221, Register's Office for Davidson County, TN.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 221 Engel Avenue, Goodlettsville, TN 37072.

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, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to Restrictive Covenants of record in Book 4292, page 862, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 2900, page 130, said Register's Office.

4. Subject to easements for utilities serving the premises.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

RONALD L. MARTIN

TEDI E. MARTIN

"GRANTEE"

GAYLE O. PRICE, an unmarried woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD L. MARTIN and wife, TEDI E. MARTIN, and GAYLE O. PRICE, an unmarried woman, 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 the 21st day of November, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $148,000.00.

Affiant

Sworn to and subscribed before me, this the 21st day of November, 2002.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005