WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/02 08:51 1pgs
Fees:13.00 Taxes:318.20
20021206-0150489

ROBIN R. KELLER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Judith Baker
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2002.

Robin R. Keller
Notary Public

MY COMMISSION EXPIRES: November 21, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Boulevard, Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Martin	Mark Martin	83-1-29
(NAME)	(NAME)	
1203 Emmett Avenue	1203 Emmett Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aubrey Hiam**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Martin and wife, Christy Martin**, HEREINAFTER CALLED THE GRANTEES, THEIR 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, Tennessee, being part of Lot No. 1, Block "A" on the Plan of Tim R. Moore's Subdivision of part of the A.W. Johnson and G. P. Smith's Subdivision as of record in Book 332, page 107, Register's Office for said County, described according to a survey by Hickerson Miller Surveyors dated November 27, 1957, as follows:

Beginning at a point in the easterly margin of Emmett Street, said point being 146 feet north of the intersection of said street and West Greenwood Avenue; thence south 87 degrees 30 min. east 125.0 feet to the margin of the Hattie Cotton School grounds; thence north 7 deg. 45 min. east 58 feet along the westerly margin of said school grounds to an iron pin; thence north 88 degrees 30 min. west 129.5 feet to the easterly margin of Emmett Street; thence southerly along the margin of said street 55 feet to the point of beginning.

Being the same property conveyed to Aubrey Hiam, by Deed from James E. McLeod and wife, Barbara J. McLeod, of record in Book 11756, page 951, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1203 Emmett Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 22nd day of November, 2002.

Aubrey Hiam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Aubrey Hiam, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of November, 2002.

Robin R. Keller
Notary Public

My Commission Expires: 11/21/04

ROBIN R. KELLER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE