Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 12/30/02 13:41 1pgs
Fees:13.00 Taxes:658.97

20021230-0161899

WARRANTY DEED

Preparer's File #-02K1302

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,100.00 .

Karen E. Hoff
Affiant

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2002.

(Affix Seal)

Notary Public

My Commission Expires: 7/17/06

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Deborah K. Martin	ABN AMRO Mortgage Group, Inc.	83-05-213
1106 Stratton Avenue	2600 W. Big Beaver Road	
Nashville, Tennessee 37206	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TIM BRUXVOORT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DEBORAH K. MARTIN AND BARBARA ETHERIDGE, AKA BOBBIE J. ETHERIDGE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.14 in the Subdivision of the Calvin Davis Lot, being a part of Block B in F, O. Beazley's Addition to East Nashville, a plan of which subdivision is of record in Book 57, page 85, Register's Office of Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the southerly side of Stratton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Tim Bruxvoort by Deed from Hal Wilson and Kirk Whitworth of record in Instrument No. 200208260102668, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1106 Stratton Avenue, Nashville, Tennessee 37206**

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, their 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 that 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 GRANTEE, 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/our hand(s) this **20th** day of **December, 2002**:

Tim Bruxvoort

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 TIM BRUXVOORT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 20th day of December, 2002.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 7/17/06