THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 03/27/03 13:42 2pgs
Fees:13.00 Taxes:222.00
20030327-0040297

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John Martin 517 Westboro Drive Nashville, Tennessee 37209	New Owner	10705001700

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barbara A. Dyer and Sheila S. Daniels, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Martin, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Bel-Air, Section One, of record in Book 2900, pages 27 and 28, Register's Office for said County.

Said lot No. 17 fronts 64 feet on the northerly side of Dabbs Avenue and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Barbara A. Dyer and Sheila A. Daniels by deed from Barbara A. Dyer, Trustee of the Mildred E. Bowman Trust, of record as Instrument No. 20030327-0040296, Register's Office for Davidson County, Tennessee.

This is improved property known as 1932 Dabbs Avenue, Nashville, Tennessee 37217.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 27th day of March, 2003.

Barbara A. Dyer
BARBARA A. DYER

Sheila S. Daniels
SHEILA S. DANIELS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara A. Dyer and Sheila S. Daniels, the within named bargainers, 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 Franklin, Tennessee this 27th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

Affiant

Subscribed and sworn to before me this 27th day of March, 2003.

Notary Public

My Commission Expires: 5-28-06.