Return To:
Elite Title Company
109 Westpark Drive
Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 31st day of March, 2003.

Notary Public

My Commission Expires:_____

SYLVIA THE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Columbus Martin, II
1240 Brenner Drive
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 04/09/03 09:44 2pgs
Fees:13.00 Taxes:740.00
20030409-0047060

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 141-120-B-048.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael S. Wright and wife, Susan E. Wright** hereinafter referred to as Grantors, hereby transfers and conveys to **John Columbus Martin II and wife Corie Morell Martin** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 41, phase 3, on the Plan of South Hampton, as of record in Plat Book 5200, Pages 689 and 690, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael S. Wright and wife, Susan E. Wright by Warranty Deed from Kimberly W. Ford and husband, Gene S. Ford, of record in Book 11466, Page 682, Register's Office for Davidson County, Tennessee, dated April 28, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 689 & 690, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6120, Page 450, Book 6231, Page 63, Book 7140, Page 345, Register's Office for Davidson County, Tennessee.

07792-BW

By-Laws of record in Book 6355, Page 517, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6323, Page 132, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 7385, Page 769, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1240 Brenner Drive, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of March, 2003.

Michael S. Wright

Susan E. Wright

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 Michael S. Wright and wife, Susan E. Wright, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2003.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

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