Return To:
First Title & Escrow
File Box 9B #20440-03-2003

WARRANTY DEED CLARK-03MT0016	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00 Affiant Subscribed and sworn to before me, this 15th DAY OF April, 2003 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 11/25/2006

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, GROUP, PARCEL NUMBERS
Susan S. Meharg	First Horizon Home Loans	42-15-A-27
(NAME)	(NAME)	
110 Bellevue Road, Unit 27	111 Westwood Place, #109	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, MARY ANN MARTIN BY THOMAS R. MARTIN, ATTY IN FACT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SUSAN S. MEHARG, 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 Unit No. 27 on the Plat of the First revision of Bellevue Manor Condominiuns, of record in Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Dan Coggin by deed from Michael A. Terry and wife Mitzi H. Terry of record in Book 8896, Page 217, at the Register's Office of Davidson County Tennessee.

J. Dan Coggin died intestate in 1999 , leaving as his sole heir, Mary Ann Martin.

unimproved ( )
This is improved (X) property, known as 110 Bellevue Road, Unit 27, Nashville, Tennessee 37221
(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/our hand(a) this 15th day of April, 2003.

Mary Ann Martin by Thomas R. Martin atty in fact

Mary Ann Martin
by Thomas R. Martin, Atty in Fact

Davidson County DEEDWARR
Recvd: 04/29/03 14:19 2pgs
Fees:13.00 Taxes:275.65

20030429-0057223

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Mary Ann Martin by Thomas R. Martin, Atty in Fact , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2003.

My Commission Expires: _____
Notary Public

STATE OF Georgia)
)
COUNTY OF Cobb)

On this 17 day of April, 2003, before me personally appeared Thomas R. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who before me executed the foregoing instrument in behalf of Mary Ann Martin, for whom he holds power of attorney authorizing him to do so, and Mary Ann Martin acknowledged that such person executed the same as the free act and deed of Mary Ann Martin.

Notary Public

Notary Public, Cobb County, Georgia
My commission expires: Commission Expires October 15, 2005

