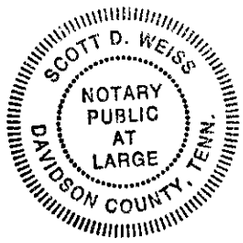
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,400.00.

Sandra L. Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of April, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Don J. Martin, married	Washington Mutual Bank, FA	96-09-0-A
(NAME) 704 Kent Road	(NAME) P.O. Box 25064	704.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Santa Ana, CA 92799	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rachel K. Miller,unmarried, and and Alice K. Trimpl, by operation of law**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Don J. Martin, married**, hereinafter called the Grantee(s), 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 Unit No. 704, on the Plan of Emery Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6715, Page 96, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Emery Place Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Rachel K. Miller, by Deed from Kent Development Corporation, of record in Book 7048, Page 775, Register's Office for Davidson County, Tennessee. And further conveyed from Rachel K. Miller, a widow, by Quitclaim Deed to Rachel K. Miller, Juliana K. Harned and Alice K. Trimpl, as joint tenants with right of survivorship of record in Book 9174, Page 906, said Register's Office. The said Juliana K. Harned having since died. And the said Alice K. Trimpl having since died.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Emery Place, of record in Book 5715, Page 96; and as amended in Book 6783, Page 205; Book 6845, Page 515; and Book 8048, Page 351, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 704 Kent Road, Nashville, TN, 37214.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand s, this 29th day of April, 2003.

Rachel K. Miller
Rachel K. Miller

Davidson County DEEDWARR
Recvd: 05/05/03 14:23 2pgs
Fees:13.00 Taxes:327.08

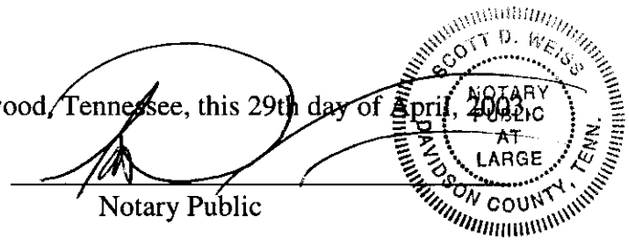
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(SELLER)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel K. Miller, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of April, 2003.



My Commission Expires: 03/31/07

Notary Public