WARRANTY DEED

FILE BOX 19B
03-4-063-A

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00.

April Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of May, 2003

Notary Public

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
James D. Mallory, married,	" NEW OWNER "	119-01
(NAME) 3905 Nevada Avenue	(NAME)	422.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **Edward Martin, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James D. Mallory, 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 Lot No. 26 on the plan of W.G. Thuss Addition to Nashville: Being a Subdivision of Lot No. 52 on the Cumberland Nurseries, a plan of which subdivision is of record in Book 332, Page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 50 feet on the South side of Valerie Street and extends back between parallel lines 150 feet to an alley.

-- Continued on Page 2 --

BEING unimproved ☐
Improved ☒ property known as: 343 Valeria Street, Nashville, TN, 37206.

(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 , this 15th day of May, 2003.

Edward Martin

Janene Martin
Janene Martin

Davidson County DEEDWARR
Recvd: 05/20/03 16:37 2pgs
Fees:13.00 Taxes:247.90

20030520-0068930

STATE OF OREGON §
COUNTY OF MULTNOMAH §

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

Witness my hand and official seal at Portland, Oregon, this 15 day of May, 2003.

My Commission Expires: 1·21·2006

Notary Public

STATE OF OREGON §
COUNTY OF MULTNOMAH §

OFFICIAL SEAL
TRICIA E JAMISON
NOTARY PUBLIC-OREGON
COMMISSION NO. 353199
MY COMMISSION EXPIRES JAN. 21, 2006

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janene Martin, married,, 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 Portland, Oregon, this 15 day of May, 2003.

My Commission Expires: 1·21·2006

Notary Public

OFFICIAL SEAL
TRICIA E JAMISON
NOTARY PUBLIC-OREGON
COMMISSION NO. 353199
MY COMMISSION EXPIRES JAN. 21, 2006

Continued Legal from Page 1

Being the same property conveyed to Edward L. Martin, unmarried, by Deed from Elizabeth Ann Underwood, married, of record in Book 11289, Page 12, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. Taxes for the current year have been prorated outside of closing and assumed by the Grantee.

JANENE MARTIN, wife of Edward Martin, hereby joins in this conveyance and conveys any and all interest including but not limited to the marital interest, she may have in said property to the Grantee.