RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street - Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/21/03 13:34 4pgs
Fees:23.00 Taxes:370.00
20030521-0069358

New Owner	Send Tax Bills To:	Map/Parcel No.
Douglas B. Martin, et ux	**New Owners**	**Map 73-1**
1374 Buckingham Circle		**Parcel 166**
Franklin, TN 37064		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BRENDA FAY ROBINSON GARNER, as devisee under the Last Will and Testament of Hoyt Guy Robinson, Jr., deceased, and as his sole surviving heir,** hereinafter called the **"Grantor"**, has bargained and sold, and by these presents do transfer and convey unto **DOUGLAS B. MARTIN, and wife, PATTI B. MARTIN,** hereinafter called the **"Grantees"**, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

See **EXHIBIT A** attached hereto and made a part hereof as if copied verbatim herein.

BEING part of the same property conveyed to Virginia Woodfin, by deed from C. N. Woodfin, of record in Book 898, Page 566, Register's Office for Davidson County, Tennessee. Virginia Woodfin having since changed her name to her former married name, Virginia Robinson. Virginia Robinson having since died on April 2, 1980, and pursuant to her Last Will and Testament of record in Will Book 130, Page 238, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to her two children, Helen V. Robinson and Hoyt G. Robinson (a/k/a Hoyt Guy Robinson, Jr.) Said Will also being of record in Instrument No. 20030521006 9353, in the Register's Office for Davidson County, Tennessee.

Helen V. Robinson having since died intestate on February 22, 2000, unmarried and leaving no issue, leaving her brother, Hoyt Guy Robinson, Jr. as her sole surviving heir-at-law.

Hoyt Guy Robinson, Jr. having since died on October 17, 2002, and pursuant to his Last Will and Testament of record in Book 4983, Image 940435, in the Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to his daughter, Brenda Fay Robinson Garner. Said Will also being of record in Instrument No. 20030521006 9354, in the Register's Office for Davidson County, Tennessee.

Brenda Fay Robinson Garner joins in this instrument as the sole surviving heir-at-law of Hoyt Guy Robinson, Jr.

THIS IS IMPROVED PROPERTY KNOWN AS:
2000 Avalon Drive
Nashville, Tennessee 37216

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 ourselves, 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 19th day of May, 2003.

Brenda Fay Robinson Garner

Brenda Fay Robinson Garner,
as devisee under the Last Will and
Testament of Hoyt Guy Robinson, Jr.,
Deceased and as sole surviving
heir-at-law

STATE OF TENNESSEE)

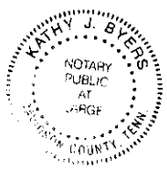
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENDA FAY ROBINSON GARNER,** the bargainor, 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 Goodlettsville, Tennessee, this 19th day of May, 2003.

Kathy J Byers
Notary Public

My Commission Expires: 9/24/05



NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$ 100,000.00** .

Douglas B Mayfield
Affiant

SWORN to and subscribed before me,
this 19th day of May, 2003.

Mitchell A Watts
Notary Public

My Commission Expires: 10/12/05

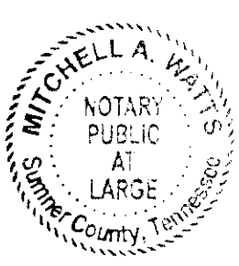


EXHIBIT "A"

LEGAL DESCRIPTION

2000 Avalon Drive
Nashville, Tennessee 37216

BEING Tract No. 1 in the division of land owned by C.H. Woodfin and wife, Virginia Woodfin, lying in the 11th District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the east margin of an avenue 50.0 feet wide, running thence with the east margin of the avenue, South 38 ½ deg, East 52.74 poles to the southwest corner of the original tract; thence North 38 ¾ deg, East 28.32 poles; thence North 57 deg. East 34.48 poles to a post, said post being the southwest corner of Tract No. 1 in the division of said land; thence with the dividing line between Tracts No. 1 and 2; thence with a fence North 40 ½ deg. West 545.0 feet to a post; thence with a fence North 64 ½ deg. East 212.0 feet to a post; thence North 22 ¾ deg. West 244 ½ feet to a stake; thence North 65 ¾ deg. West 16.75 feet to a post; thence with the north boundary line of the original tract South 52 deg. West 76.50 poles to the beginning containing 18.49 acres, be the same, more or less.

An easement for a roadway is retained by the owner of Tract No. 1 for the mutual use of the owners of Tracts No. 1 and No. 2 through the above described Tract No. 2 as a means of egress and ingress to and from an avenue running along the west boundary line of the above described tract is described as follows: Beginning at the northwest corner of the above described tract No. 2, said corner being in the east margin of an avenue 50.0 feet wide, running thence with the east margin of said avenue South 38 ½ deg. East 15.0 feet; thence parallel with and 15.0 feet from the north boundary line of Tract No. 2 herein described, North 52 deg. East 76.95 poles to a stake; thence North 65 ¾ deg. West, 16.75 feet to a post; thence with the north boundary line of the original tract South 52 deg. West, 76.50 poles to the beginning.

INCLUDED in the above described property BUT SPECIFICALLY EXCLUDED from this conveyance is that property conveyed in deed of record in Book 1847, page 525, Register's Office for Davidson County, Tennessee, and described as follows:

Lying in the 11th Civil District of said County and being part of a Tract marked "Mrs. V. Robinson, Tract No. 2" on a Map showing the division of C.W. Woodfin and wife, Virginia Woodfin's Land, as of record in Book 974, page 58, Register's Office for said County, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, May 4, 1950, as follows:

BEGINNING at a point in the easterly margin of Cooper Avenue, at a concrete monument 514.0 feet south of the southerly margin of McGavock Pike, being a corner of the Happy Valley Subdivision, not of record; thence along the southerly line of said Happy Valley Subdivision, North 51 deg. 43 min. East 1257.8 feet to a concrete monument; thence South 59 deg. 29 min. East 16.8 feet to a point in the westerly margin of Milton Drive; thence with the margin of said Drive, South 2.4 feet to concrete monument and continuing along the margin of said Drive, South 25 deg. 15 min. East 240.6 feet to a concrete monument at the northeast corner of Lot 46 on the Plan of Highland View Subdivision as of record in Book 1424, page 39, said Register's Office; thence along the northerly line of said Lot 46, South 63 deg. 51 min West 222.8 feet to a concrete monument at the northwest corner of said lot; thence South 50 deg. 17 min. West 200.0 feet to a concrete monument at the northwest corner of a tract of 1.487 acres shown on said survey, marked "Mrs. V. Robinson"; thence South 39 deg. 43 min. East 323.9 feet to a concrete monument at the southwest corner of said tract; thence North 50 deg. 17 min. East 200.0 feet to a concrete monument in the westerly line of said Highland View Subdivision; thence along said line, South 39 deg. 43 min. East 218.6 feet to a concrete monument at the southwest corner of Lot 51 of said Highland View Subdivision, in the north line of the Jay Evans property; thence with Evans' line, South 56 deg. West 574.2 feet to a concrete monument and continuing South 30 deg. 40 min West 458.7 feet to concrete monument in the easterly margin of Cooper Avenue; thence along said Avenue, North 38 deg. 32 min. West 869.5 feet to the beginning, containing 17 acres.