Davidson County DEEDWARR
Recvd: 05/30/03 12:23 2pgs
Fees:13.00 Taxes:314.50

20030530-0073179

WARRANTY DEED

G-VR-03-1011

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Andrew G. Martin Jr.
Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew G. Martin, Jr.	Suntrust Mortgage (NAME)	
1011 9th Avenue South (ADDRESS)	201-4th Ave N 7th Fl (ADDRESS)	105-2-506
Nashville, Tennessee 37203 (CITY) (STATE) (ZP)	Nashville TN 37219 (CITY) (STATE) (ZP)	

My Commission Expires March 31, 2007

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TERESA J. WASHINGTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW G. MARTIN, JR., UNMARRIED, 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 Lot No. 42A on the Plan of Edgehill Estates, Section One Hundred, of record in Plat Book 4860, Page 25, as amended in Book 7907, Page 103, Register's Office for said County, described as follows:

Said Lot No. 42A fronts 79.0 feet on the westerly margin of 9th Avenue South and extends back 120.0 feet on the northerly line and 120.06 feet on the southerly line to an alley on the rear on which it measures 75.2 feet.

Being the same property conveyed to Teresa J. Washington, unmarried, by Deed dated December 8, 1995 and filed for record on December 19, 1995 in Book 9892, Page 504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 7526, Page 624, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1011 9th Avenue South, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (Cty 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this 28th ~~day of May,~~ 2003.

Teresa J. Washington

STATE OF Tennessee

COUNTY OF Davidson

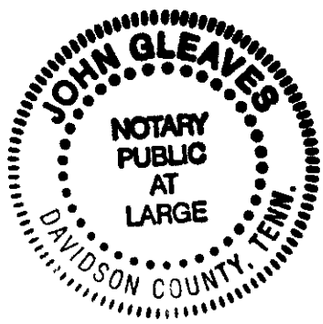
I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Teresa J. Washington, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of May, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:
Equity Search Inc
2393 21st ~~2012 21st~~ Avenue South
Nashville, TN 37212

615.~~383.2903~~
269-3838