(3)

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 113-45

Davidson County DEEDWARR
Recvd: 06/19/03 11:30 3pgs
Fees:18.00 Taxes:81.40
20030619-0084787

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
HENRY MARTIN, ET UX	SAME	NONE
7708 Fernvale Road		
Fairview, TN 37062		

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JO ANN HEMBY, SHIRLEY JANE RUPPERT formerly SHIRLEY JANE VARDEN, SANDRA KAY BERMAN, and JOY ELAINE BERRYMAN have bargained and sold and by these presents do transfer and convey unto HENRY MARTIN and ANN MARTIN, husband and wife, their heirs and assigns forever, the following described property, to wit:

Lying in the 23rd Council District of Davidson County, Tennessee, and being a tract of land belonging to Sandra Kay Berman, et al as described in Deed Book 7104, page 817, (Property Map 113, Parcel 45) at the Register's Office for Davidson County, and being more particularly described as follows:

Beginning at an old iron rod in the East margin of Duffield Road at the Northwest corner of Collins and the Southwest corner of this tract; thence from said point of beginning North 05 deg. 15 min. 46 sec. East 200.00 feet with the East margin of Duffield Road to a new iron rod at the Southwest corner of Conaway, thence with Conaway South 80 deg. 54 min. 44 sec. East passing over a new iron rod off the West bank of a creek in the center of Spring Hollow a total distance of 430.69 feet; thence with the center of Spring Hollow the following calls: South 00 deg. 11 min. 47 sec. West 81.18 feet, South 06 degrees 11 min. 27 sec. East 123.72 feet to the Southeast corner of the herein described tract; thence leaving Spring Hollow North 80 deg. 54 min. 44 sec. West passing over a new iron rod off the West bank of a creek in the center of said hollow 462.49 feet to the point of beginning and containing 2.03 acres.

Being the same property conveyed to Jo Ann Hemby, Shirley Jane Varden now Shirley Jane Ruppert, Sandra Kay Berman and Joy Elaine Berryman by Quitclaim Deed from Mildred Kirkpatrick of record in Book 7104, page 817, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2003 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on a unrecorded survey dated August 26, 2002 by The Reasons Company, Tony Reasons, II, Registered Land Surveyor Number 1665, 912 Harpeth Valley Place, Nashville, TN 37221.

3. The flow and overflow of those creeks and springs running along or through the subject property, and the rights of others to the waters of said creeks.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

PATRICK HEMBEY, husband of JO ANN HEMBY and JAMES GERALD RUPPERT, husband of SHIRLEY JANE RUPPERT and ROBERT BERMAN husband of SANDRA KAY BERMAN, join in this the execution of this instrument to convey all right, title and interest they may have in the subject property by virtue of their marriage to JO ANN HEMBY and SHIRLEY JANE RUPPERT, SANDRA KAY BERMAN, respectfully.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 6th day of June, 2003.

Jo Ann Hembey
JO ANN HEMBY
By: Sandra Kay Berman
SANDRA KAY BERMAN, Atty-in-fact
of record in Book _____, 20030619
page _____, RODC, TN. 0084785

Patrick Hembey
PATRICK HEMBY
By: Sandra Kay Berman 20030619 0084785
SANDRA KAY BERMAN, Atty-in-fact
of record in Book _____,
page _____, RODC, TN.

Shirley Jane Ruppert
SHIRLEY JANE RUPPERT

James Gerald Ruppert
JAMES GERALD RUPPERT
By: Shirley K. Ruppert
SHIRLEY KILPATRICK RUPPERT, Atty-
fact of record in Book _____, 20030619
page _____, RODC, TN. 0084786

Sandra Kay Berman
SANDRA KAY BERMAN

Robert Berman
ROBERT BERMAN

Joy Elaine Berryman
JOY ELAINE BERRYMAN

Jan C Berryman
JAMES BERRYMAN
Jan Berryman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHIRLEY JANE RUPPERT, JOY ELAINE BERRYMAN, JAMES C. BERRYMAN, SANDRA KAY BERMAN and ROBERT BERMAN the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 6th day of June, 2003.

Carol L. McArthur
Notary Public

My Commission Expires:
July 21, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of June, 2003, before me personally appeared SANDRA KAY BERMAN, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of JO ANN HEMBY and husband, PATRICK HEMBY, and who acknowledged that she executed the same as the free act and deed of the said JO ANN HEMBY and husband, PATRICK HEMBY.

WITNESS my hand and seal, at office, on this 6th day of June, 2003.

Carol L. McArthur
Notary Public

My Commission Expires:
July 24, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of June, 2003, before me personally appeared SHIRLEY KILPATRICK RUPPERT, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of JAMES GERALD RUPPERT, and who acknowledged that she executed the same as the free act and deed of the said JAMES GERALD RUPPERT.

WITNESS my hand and seal, at office, on this 6th day of June, 2003.

Carol L McArthur
Notary Public

My Commission Expires:
July 24, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $22,000.00.

Affiant

Sworn to and subscribed before me on this the 6th day of June, 2003.

Carol L McArthur
Notary Public

My Commission Expires:
July 24, 2004