PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref:( GJ ) Title No: 44838
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/17/03 12:45 2pgs
Fees:13.00 Taxes:858.40
20030717-0100432

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Allison L. Christian<br><br>401 Bowling Avenue #58<br>Nashville, Tennessee 37205 | SunTrust Mortgage, Inc.<br>201 Fourth Ave. N/7th Floor<br>Nashville, Tennessee 37219 |

**TAX MAP-PARCEL NUMBERS:** 104-13-A-061

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$232,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lowell F. Martin, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison L. Christian** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site, No. 61 also known as Unit No. 58 on the Plan of Richmeade Place, Section IV, of record in Book 5210, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lowell F. Martin by deed from S. Paul Lyle, III and wife, Belinda A. Lyle of record in Book 8969, page 371, Register's Office for Davidson County, Tennessee.

Shari Martin spouse of Lowell F. Martin joins in this conveyance for the purpose of conveying any and all martial interest in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 16, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, amended in Book 5036, page 338, Book 5019, page 946, rerecorded in Book 5039, page 256, Book 5094, Book 773, Book 5238, page 385, Book 5408, page 210, book 5733, page 628, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 401 Bowling Avenue #58, Nashville, Tennessee 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 15th day of July, 2003.

Lowell F. Martin

**Shari Martin**

**State of** TENNESSEE
**County of** DAVIDSON

On this 15th day of July, 2003 , before me the undersigned authority, personally appeared Lowell F. Martin and Shari Martin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

Sworn and subscribed before me this the 15th day of July, 2003

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003