Davidson County DEEDWARR
Recvd: 07/29/03 14:20 1pgs
Fees:13.00 Taxes:310.80

20030729-0106611

WARRANTY DEED

MARTIN-H03445

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Matthew S. Martin	Washington Mutual Bank, FA	72-4-178
(NAME)	(NAME)	
1523 Norvel Ave.	4301 Hillsboro Pike, Suite 328	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARK DREYER AND WIFE SUSAN DREYER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW S. MARTIN, 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. 4 and that part of the Westerly 11 feet 6 inches of Lot No. 6 lying immediarely in the rear of Lot No. 4 of Block "A" on the Plan of Inglewood Terrace as of record in Book 1130, page 3, Register's Office for said County.

Said Lot No. 4 and part of Lot No. 6 fronts 80 feet on the northeasterly side of Little Avenue, now known as Norvell Avenue, and runs back between parallel lines 149 feet to a dead line.

Being the same property conveyed to Mark A. Dreyer and Susan Dreyer by Deed from Mark A. Dreyer and Roger N. Dreyer of record in Quit Claim Deed Book 10376, page 839, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 1523 Norvel Ave., Nashville, Tennessee 37216
unimproved ( )
(House Number) (Street) (P.O. Address) (City 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 GRANTEES, their heirs 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 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 17th day of July, 2003.

Mark Dreyer

Susan Dreyer

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Dreyer and wife Susan Dreyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 17th day of July, 2003.

Notary Public

My Commission Expires: 4-25-06

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE