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

FROM: Amy C. Singleton

TO: Anne W. Martin

Davidson County DEEDWARR
Recvd: 08/18/03 10:32 2pgs
Fees:13.00 Taxes:782.55

20030818-0119242

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Anne W. Martin<br>1918 Wildwood Avenue<br>Nashville, Tennessee 37212 | First Horizon Home Loan Corp<br>P.O. Box 146<br>Memphis, TN 38101 | Map 117-4<br>Parcel 126 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $211,500.00.

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Subscribed and sworn to before me, this the 1st day of August, 2003.

Notary Public

My Comm. Expires: 6/12/05

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Amy C. Singleton, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Anne W. Martin, an unmarried person, hereinafter called "GRANTEE", her heirs and assigns, a 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. 1 of Block A on the Plan of Belmont Terrace Annex No. 3, as of record in Plat Book 1130, Page 24, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amy C. Singleton by deed from James G. Gavigan and wife, Jennifer A. Gavigan, of record as Instrument No. 20010402-0031563, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2003 Metropolitan Government taxes, which have been prorated.

2. All matters shown on the plan of record in Book 1130, page 24, said Register's Office.

3. Conveyance of easement of record in Book 5876, page 93, said Register's Office.

This is improved property located at 1918 Wildwood Avenue, Nashville, Tennessee 37212.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 1st day of August, 2003.

Amy C. Singleton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy C. Singleton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 1st day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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