Davidson County DEEDWARR
Recvd: 09/04/03 15:07 2pgs
Fees:13.00 Taxes:407.00

20030904-0128809

WARRANTY DEED

G-CTX-03-0613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/3/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

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
Sheryl Anderson	CTX Mortgage Company	
613 45th Avenue North (ADDRESS)	(NAME) 801 94th Avenue North (ADDRESS)	91-12-119
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	St. Petersburg, FLA 33702 (CITY) (STATE) (ZIP)	

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 JOHN MARTIN AND WIFE, BETTY MARTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHERYL ANDERSON, 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 Nos. 70 and 72 in Block No. 55 of Plan No. 1 West Nashville, as of record in Plan Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 70 and 72 together 50 feet on the west side of 45th Avenue North and extends back westwardly between parallel lines and with the southerly line of Georgia Ave. 110 feet to an alley.

Being the same property conveyed to John Martin and wife, Betty Martin by deed dated October 31, 2002 and filed for record November 11, 2002 as Instrument Number 200211110139125 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 613 45th Avenue North, Nashville, Tennessee 37209
(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 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 29th day of August, 2003.

John Martin

Betty Martin

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that John Martin and wife, Betty Martin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of August, 2003.

Notary Public

My Commission Expires: 5/3/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903