Davidson County DEEDWARR
Recvd: 09/11/03 13:30 2pgs
Fees:13.00 Taxes:434.75

20030911-0133458

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN04827

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***117,500.00.

Affiant

Subscribed and sworn to before me this 9th day of September, 2003.

Notary Public

My Commission Expires: 10-12-05

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
John E. Wade 409 North 17th Street Nashville, Tennessee 37206	First Horizon Home Loan 10741 King William DR Dallas, TX 75220	MAP 83-10 PARCEL 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***117,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, DOUGLAS B. MARTIN and wife, PATTI B. MARTIN, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto JOHN E. WADE, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 207 and the southerly 14.0 feet of Lot No. 208 on the Map of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

SAID Lot No. 207 and the part of Lot No. 208 front together 44.0 feet on the westerly side of North 17th Street and run back between parallel lines 128.0 feet to an alley.

BEING the same property conveyed to Douglas B. Martin and wife, Patti B. Martin, by deed from Patricia Compton, William John Curran, III, Ronald Wayne Curran and Geraldine H. Curran of record as Instrument No. 20030709-0094686 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 409 North 17th Street, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 9th day of September, 2003.

Douglas B. Martin

Patti B. Martin

By: Douglas B. Martin
Attorney in Fact

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 Douglas B. Martin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2003.

Notary Public

My Commission Expires: 10/12/05

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas B. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patti B. Martin, and acknowledged that he executed the same as the free act and deed of the said Patti B. Martin.

WITNESS my hand and seal this 9th day of September, 2003.

Notary Public

My Commission Expires: 10/12/05

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