Davidson County DEEDWARR
Recvd: 10/03/03 09:43 2pgs
Fees:13.00 Taxes:629.00

20031003-0146216

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Richard Martin
1022 Percy Warner Blvd.
Nashville, TN. 37205

SEND TAX BILLS:
~~Same~~ U.S. Bank, N.A.
4801 Frederica St.
Owensboro, Ky. 42301

WARRANTY DEED

Map 129-08, Parcel 58.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian A. Corbitt and wife, Stacie S. Corbitt** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **Richard Martin, unmarried** the following described property to wit:

> Land in Davidson County, Tennessee being Lot No. 65 on the Plan of Section 1 Warner Park Valley, as of record in Plat Book 3600, pages 12 trhu 14, Register's Office for said County, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to **Brian A. Corbitt, married** by Deed from **James G. King and wife, Laurine C. King** of record in Instrument No. 20010904-0095015, Register's Office for Davidson County, Tennessee.
>
> Taxes for 2003 are to be prorated and paid by the Grantee named herein.
>
> **This is improved property known as:**
> **1022 Perry Warner Blvd., Nashville, Tennessee 37205**
>
> Said conveyance is made subject to Restrictive Covenants of record in Book 3466, page 89, Book 3577, page 511 and Book 3702, page 465, Register's Office for Davidson County, Tennessee; subject to Plan of record in Plat Book 3600, page 12, Register's Office for Davidson County, Tennessee; and to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

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, his heirs and assigns forever; and the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or assigns, 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.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 4 day of March, 2003.

BRIAN A. CORBITT

STACIE S. CORBITT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State,**Brian A. Corbitt and wife, Stacie S. Corbitt**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 4 day of March, 2003.

NOTARY PUBLIC
DEBORAH B. BARTLEY

(SEAL)
My Commission Expires:
04/14/2004

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 470,000.00.

AFFIANT

Subscribed and sworn to before me this the 4 day of March, 2003.

NOTARY PUBLIC
DEBORAH B. BARTLEY

(SEAL)
My Commission Expires:
04/14/2004

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February 13, 2003 (4:26pm)