State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

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

My Commission Expires: 1-27-07

Affiant

File No. N12870

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.,
15 Century Boulevard, Ste. 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Ann Martin Larry Martin		NAME: Ann Martin Larry Martin	
STREET ADDRESS: 349 Cedarmont Drive		STREET ADDRESS: 349 Cedarmont Drive	
CITY: Antioch	STATE: Tennessee	CITY: Antioch	STATE: Tennessee
ZIP CODE: 37013		ZIP CODE: 37013	
MAP & PARCEL NO.: 162-13-0 39.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Patsy R. Yelton

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Ann Martin and Larry Martin

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 38, on the Plan of Cedarwood Estates, Section 1, as shown by plat of record in Plat Book 4675, Page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Patsy R. Yelton, by Deed from John Taylor Duckett and wife, Diane M. Duckett, dated 10/27/80, recorded 10/29/80, in Book 5671, Page 233, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 349 Cedarmont Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my 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.

WITNESS my hand this 1st day of December, 2003.

Patsy R. Yelton

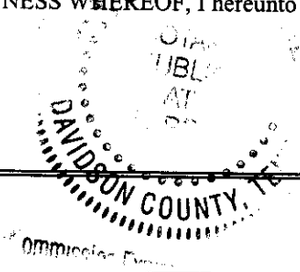
Davidson County DEEDWARR
Recvd: 12/03/03 11:14 2pgs
Fees:13.00 Taxes:458.80

20031203-0173743

State of Tennessee
County of Davidson } ss

On this the 1st day of December, 2003, before me, the undersigned Notary Public, personally appeared **Patsy R. Yelton**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires 1-27-07

WARRANTY DEED