WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/03 11:53 2pgs
Fees:13.00 Taxes:370.00

20031205-0175140

MARTIN 1103

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: 09/04/07

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey T. Martin	Suntrust Mortgage, Inc.	
927 Fatherland Street (ADDRESS)	(NAME) 201 Fourth Ave North, 7th Floor (ADDRESS)	82-16-175
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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 JENNESS D. GRAHAM, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY T. MARTIN, AN UNMARRIED MAN, 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 the southerly 170 feet of Lot No. 99 in the Barrow's Addition to Edgefield, as of record in Minute Book 1, Page 13, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 99 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jenness D. Graham, by Warranty Deed from Marc Conlon dated April 30, 2003 of record in Instrument No. 20030508-0061813 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 927 Fatherland Street, Nashville, Tennessee 37206
(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 4th day of December, 2003.

Jenness D. Graham

STATE OF Tennessee

COUNTY OF Williamson

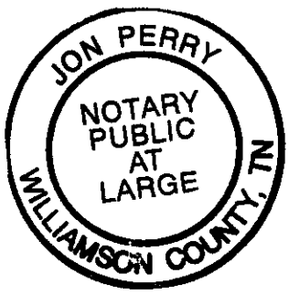
I, Jon Perry, a Notary Public of the County and State first above written, do hereby certify that Jenness D. Graham, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of December, 2003.

Notary Public

My Commission Expires: 09/04/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903