


Davidson County DEEDWARR
Recvd: 12/29/03 14:59 3pgs
Fees:17.00 Taxes:0.00



20031229-0183263

**State of Tennessee**
**County of Davidson**
**The actual consideration or value whichever is greater, for this transfer is $0.00.**

**Jeffrey Martin**

**Subscribed and sworn to before me This 4 day of December, 2003.**

**Notary Public**

**This Instrument was prepared by**
**First Title and Escrow, Inc. 30 W. Gude Drive, Rockville, MD 20850**

**Address of New Owners:**
**438 Haynie Avenue**
**Nashville, TN 37207**

RETURN TO: T-153793
First Title and Escrow
30 West Gude Dr. Ste. 450
Rockville, MD 20850
TAX ID-060130004400

**Map-Parcel Numbers**
**60-13/44**

This Deed, made this 4 day of December, 2003, by and between JEFFREY B. MARTIN, married, party of the first part, Grantor; and JEFFREY B. MARTIN and LAURA J. MARTIN, husband and wife, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of NO DOLLARS and 00/100 ($.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said JEFFREY B. MARTIN and LAURA J. MARTIN, in fee simple, all that lot of ground situate in Davidson County, Tennessee and described as follows, that is to say:

SEE SCHEDULE "A" ATTACHED

Property Address: 438 Haynie Avenue, Nashville, TN 37207

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said JEFFREY B. MARTIN and LAURA J. MARTIN, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

_____

Jeffrey B. Martin {Seal}

STATE OF TENNESSEE, COUNTY OF DAVIDSON, to wit:

I hereby certify that on this 4 day of December, 2003, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jeffrey B. Martin, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

Everett Parsons
Notary Public
My commission expires: 10-7-07

EVERETT PARSONS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

AFTER RECORDING, PLEASE RETURN TO:
**First Title and Escrow, Inc.**
**30 West Gude Drive**
**suite 450**
**Rockville, MD 20850**

Grantee's Address:
438 Haynie Avenue
Nashville, TN 37207

## COMMITMENT - Exhibit A

| Order No. | American Pioneer Title Insurance Company | Order No. |
|---|---|---|
| **15379** | 493 East Semoran Boulevard Casselberry, Florida 32707 | **15379** |

### LEGAL DESCRIPTION

**LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAT OF J. B. HAYNIE'S DUDLEY BELLE PLAN OF RECORD IN BOOK 57, PAGE 167, REGISTER'S OFFICE OF SAID COUNTY. SAID LOT NO. 26 FRONTS 50 FEET ON THE SOUTHERLY SIDEOF KAYNIE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY WHICH MEASURE 50 FEET THEREON THIS CONVEYANCE IS SUBJECT TO: (1) ANY AND ALL RESTRICTIONS AND EASEMENTS; (2) ZONING REGULATIONS; (3) TAXES THE HAVE BEEN ASSUMED BY THE GRANTEE HEREIN. Being the same property as transferred by Warranty Deed on 08/04/2000 and recorded 08/28/2000 from Dewayne Maxon and Bernice Maxon to Jeffrey Martin , None Stated, recorded in Document Number 20000828-0084848 in the amount of 10.00**