Davidson County DEEDWARR
Recvd: 01/08/04 12:22 2pgs
Fees:13.00 Taxes:472.86

20040108-0003251

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42672

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$127,800.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 23 DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

ED TIGNOR NOTARY PUBLIC AT LARGE WILSON CO., TENN.

MY COMMISSION EXPIRES:
DECEMBER 7, 2005

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOHNNY LANE et ux	Same For/AS	**75-13-117**
136 Bonnabrook Drive	New Owner	**4D 23240**
Hermitage, TN 37076		

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 **I, FRANCES W. MARTIN, an Unmarried Person**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNNY LANE and wife, LILLIE LANE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 296 on the Plan of Hermitage Hills, Section 4, of record in Book 2900, page 136, Register's Office for said County, as follows:

Said Lot No. 296 fronts 73.75 feet on the northeasterly margin of Bonnabrook Drive and runs back between lines measuring 149.8 feet on the northwesterly side and 151.7 feet on the southeasterly side to a dead line in the rear, on which it measures 93.8 feet.

Being the same property conveyed to James P. Martin and wife, Frances W. Martin by deed from James W. Rewis and wife, Nancy M. Rewis, of record in Instrument Number 20020716-0085249, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **136 Bonnabrook Drive, Hermitage, Tennessee 37076**

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, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 23rd day of December, 2003.

Frances W. Martin

FRANCES W. MARTIN

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 FRANCES W. MARTIN, an Unmarried Person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.