This Instrument Prepared By John R. Officer, Attorney
109 South Court Square, Livingston, Tennessee 38570

Davidson County DEEDWARR
Recvd: 01/20/04 13:18 2pgs
Fees:13.00 Taxes:173.90
20040120-0007452

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the GRANTEES, plus other valuable consideration, the receipt of which is acknowledged, we, **ANNA FAYE TINSLEY (being one and the same person as Anna Faye Jones) et vir JAMES TINSLEY** hereinafter referred to as the GRANTORS, have this day bargained and sold and by these presents do transfer and convey unto **GEORGE MARTIN et ux BETTY MARTIN,** hereinafter referred to as the GRANTEES, their heirs, successors or assigns, a certain tract or parcel of land lying and being in the —— Civil District of Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lots 28 and 30 in the subdivision of B. F. Cockrill Farm, of record in Book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee.

Said parts of said Lots 28 and 30, front 54.0 feet on the Easterly side of Ries Avenue and extend back between parallel lines 150 feet to a dead line, the Southwesterly corner of said property being located on the Easterly margin of Ries Avenue at a point 229 feet North of the center of Robertson Road.

Being the same property conveyed to Clifford Jones et ux, by deed from William R. Worthy et ux, of record in Book 3835, Page 386, Register's Office for Davidson County, Tennessee.

The previous and last conveyance being a deed from Clifford Jones et ux to Anna Faye Jones (being one and the same person as Anna Faye Tinsley), which deed is dated March 17, 1973 and appearing of record in Book * _____, Page * _____, Register's Office for Davidson County, Tennessee.

* 20040120000 7450

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, successors or assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered.

Person or Agency
Responsible for Taxes:

George Martin et ux Betty Martin
608 Ries Avenue
Nashville, TN 37209

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs, successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24th day of November, 2003.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000
George W Martin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY 2004
Deputy Register

Anna Faye Tinsley
ANNA FAYE TINSLEY

James Tinsley
JAMES TINSLEY

STATE OF TENNESSEE
COUNTY OF OVERTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNA FAYE TINSLEY and JAMES TINSLEY, the Grantors, with whom I am personally acquainted, and who each acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 24th day of Nov., 2003.

Diana Davis
Notary Public

My Commission Expires: 5-25-04

* * * * * * * * * * * *

I, or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 47,000, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

George W Martin
Affiant

Sworn to and subscribed to before me on this the _____ day of _____, 2003.

_____

My Commission Expires: _____

(Deeds\Tinsley, Anna Faye & James.Deed to Martin)