40-A

Davidson County DEEDQC
Recvd: 03/08/04 15:39 3pgs
Fees:18.00 Taxes:240.50
20040308-0026428

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Kenneth Fludd Martin	SunTrust Mortgage, Inc.	Map 58-15
4130 West Hamilton Road	P. O. Box 305110	Parcel 6
Nashville, TN 37218-1829	Nashville, TN 37230-5110	

KNOW ALL MEN BY THESE PRESENTS that JOSEPH ROSS MARTIN, JR., UNMARRIED, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the purpose of conveying any interest he may have in the herein described property, does hereby convey, remise, release and forever quitclaim unto KENNETH FLUDD MARTIN, UNMARRIED, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 4130 West Hamilton Road, Nashville, TN 37218.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of March, 2004.

Joseph Ross Martin Jr

JOSEPH ROSS MARTIN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JOSEPH ROSS MARTIN, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2004.

Notary Public

My Commission Expires: 11/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of March, 2004.

Notary Public

My Commission Expires: 11/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Enchanted Hills, Section 2, as of record in Plat Book 3700, page 27, amended in Plat Book 3964, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph R. Martin and wife, Dorothy Martin, by Installment Deed from N. H. Barker and H. H. Chitwood, of record in Book 3962, page 733, Register's Office for Davidson County, Tennessee. The said Joseph R. Martin a/k/a Joseph Martin, Sr. and wife, Dorothy Martin, having both since died, with Dorothy Martin predeceasing Joseph R. Martin. Pursuant to the Last Will and Testament of Joseph Martin, Sr., of record in the Probate Court for Davidson County, Tennessee, under Docket No. 03P-1240, title to the property is now vested in Joseph Ross Martin, Jr., Darrell Keith Martin and Kenneth Fludd Martin. The said Kenneth Fludd Martin and Kenneth F. Martin are one and the same person. The said Darrell Keith Martin and Darryl Keith Martin are one and the same person.