FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42882

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/04 16:12 2pgs
Fees:13.00 Taxes:873.20

20040402-0037709

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires MAR 25 2006

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patti B. Martin	Cavalry Banking	104-16-36
2200 18th Avenue South	1 Burton Hills Blvd., Suite 110	
Nashville, TN, 37212	Nashville, TN 37215	

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/WE,

Harley Parker Toler and wife, Icie Carole Toler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patti B. Martin and husband, Doug Martin

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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Lenox Place as of record in Book 161, page 171, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the easterly side of 18th Avenue South, formerly Baxter Avenue, and runs back between parallel lines with the southerly margin of Bond Avenue, 140 feet to an alley.

Being the same property conveyed to Harley Parker Toler and wife, Icie Carole Toler, by Warranty Deed from Michael R. Hall and Steven W. Hall and William C. Hall, heirs at law of Evelyn B. Hall, deceased, of record in Instrument No.: 20020408-0042895, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2200 18th Avenue South, Nashville, TN 37212

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/our hand(s) this 26th day of March, 2004

Harley Parker Toler

Icie Carole Toler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Harley Parker Toler and wife, Icie Carole Toler, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2004

Notary Public

My Commission Expires: 7/29/2006

