Box 13
#7433

Davidson County DEEDWARR
Recvd: 04/16/04 14:07 2pgs
Fees:13.00 Taxes:1295.00
20040416-0043230

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42826

WARRANTY DEED

TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 15 DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06

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
MATTHEW R. BRONLEEWE, et ux **726 Baxter Lane** **Brentwood, TN 37027**	Mortgage Resources, Inc. 404 BNA Dr., Ste 400 Nashville, TN. 37217	**160-7-1** **6DU-40660**

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, JUDY A. KILLETS MARTIN, being the same person as Judy K. Martin and husband, KENNETH H. MARTIN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW R. BRONLEEWE and wife, KARIN R. BRONLEEWE**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

A tract of land in the sixth, formerly the eighth civil district of Davidson County, Tennessee, being a portion of Lot 3 on the unrecorded plan of the subdivision of the Baxter 110 acre tract of land, east of the Franklin Turnpike road described according to a survey made january 10, 1918, by Eric Drake, County Surveyor of said County, as follows:

Beginning at a point in the center of Baxter Avenue (now called Baxter Lane), 1022.6 feet easterly from the center of Old Franklin Turnpike road, the southeast corner of Lot 2 on said plan; and running thence south 85 deg. East with the center of said Baxter Avenue 178.2 feet; thence north five deg. East 488.8 feet to a point in the south line of the Hailey lane; thence north 85 deg. West 178.2 feet to the northwest corner of said Lot No. 3; thence south five deg. West with the line between said Lots 2 and 3, 488.8 feet to the point of beginning and containing 2 acres more or less.

BEING the same property conveyed to Judy A. Killets Martin being the same person as Judy K. Martin, by Quitclaim Deed from Kenneth H. Martin of record in Instrument Number 20011002-0105975, Register's Office for Davidson County, Tennessee and being the same property conveyed to Kenneth H. Martin and wife, Judy K. Martin by deed from General Construction Company, A sole proprietorship of Marion Thurman, of record in Book 9902, page 239, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 726 Baxter Lane, Brentwood, Tennessee 37027

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 our hands this 1st day of April, 2004.

Judy A. Killets Martin a/k/a Judy K. Martin by Alan L Saturn, atty in fact

JUDY A. KILLETS MARTIN being the same person as JUDY K. MARTIN

Kenneth H. Martin by Alan L Saturn atty in fact

KENNETH H. MARTIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of April, 2004, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of JUDY A. KILLETS MARTIN, being the same person as JUDY K. MARTIN and husband, KENNETH H. MARTIN, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said JUDY A. KILLETS MARTIN, being the same person as JUDY K. MARTIN and husband, KENNETH H. MARTIN, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/04

TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006