THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22708-04-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $176,000.00. Judy Martin Affiant Subscribed and sworn to before me this 29th day of April, 2004. Notary Public My Commission Expires:

WARRANTY DEED

My Commission Expires SEPT. 25, 2004

Address New Owner: Judy A. Martin 318 Fieldcrest Drive Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.146-08-0 Parcel No. 164.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Graham C. Eke and wife, Nicole B. Eke**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judy A. Martin, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 318 Fieldcrest Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2004.

Graham C. Eke by Pat Skow Attorney-in-Fact Nicole B. Eke

Graham C. Eke by Pat Skow, Attorney-in-Fact Nicole B. Eke

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicole B. Eke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2004.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Pat Skow**, 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 on behalf of Graham C. Eke as his Attorney-In-Fact as the free and and deed of the within named Graham C. Eke.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2004.

NOTARY PUBLIC

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 05/03/04 16:10 2pgs
Fees:13.00 Taxes:651.20

20040503-0050261

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 445 on the Plan of Section Six, Crieve Hall Estates, as of record in Plat Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Graham C. Eke and wife, Nicole B. Eke by deed dated 08/23/1999 from Mary Ellen Patterson and Libby Grant Jones and Linda Woods Lyon, heirs at Law of James T. Woods of record in Book 11634, Page 102, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes, which have been prorated and assumed by the Grantees;
2. Restrictive covenants contained in an instrument of record in Book 2332, page 92, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
3. All matters appearing on the Plan of record in Plat Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee.