PICK-UP

Davidson County DEEDWARR
Recvd: 05/06/04 08:54 2pgs
Fees:13.00 Taxes:910.20
20040506-0051723

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $246,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2004.

Notary Public

My Commission Expires: 11/24/07

DEBBIE KING DZURY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
395 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Gerald E. Martin Cynthia A. Ragan 2908 Primrose Circle Nashville, TN 37212	Same	Map117-04-0 Parcel 371

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **Richard J. Exton and wife, Maralie G. Exton**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gerald E. Martin and wife, Cynthia A. Ragan**, hereinafter referred to as Grantee, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, Block B, on the Plan of Belmont Terrace Annex No. 4 of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard J. Exton by deed from Louise Thompson, unmarried of record in Book 6726, Page 272, Register's Office for Davidson County, Tennessee, and for the purpose of creating a tenancy by the entireties, the said Richard J. Exton conveyed the subject property to George E. Mudtter, Jr., Trustee, who within the same deed conveyed the subject property to Richard J. Exton and wife, Maralie G. Exton by Quitclaim Deed of record in Book 7265, Page 1, said Register's Office.

This is improved property known as 2908 Primrose Circle, Nashville, Tennessee 37212 ("Property Address").

This conveyance is made subject to:

1. 2004 taxes a lien, but not yet due and payable, to be prorated and assumed by Grantee.

2. Subject to all mattes shown on the Plan of Belmont Terrace Annex, of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever.

Grantors do hereby covenant with Grantees that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming, by through or under said Grantors, but not otherwise.

WITNESS my hand this 5 day of MAY, 2004.

Richard J. Exton

Maralie G. Exton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard J. Exton and Maralie G. Exton**, the within named bargainors, 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 and official seal at Nashville, Tennessee, this 5th day of May, 2004.

Notary Public

My Commission Expires: 7/24/07

DEBBIE KING DZURY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.