FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$97,000.00**

Marie Bradford
Affiant

Subscribed and sworn to before me, this the 27th day of April, 2004.

Patricia Nicholls
Notary Public

My commission expires: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Angela M. Sweat	NBANK, N.A.	**Map 061-11, Parcel 005.00**
913 McMahan Avenue	1255 Lakes Pkwy., Bldg. 200 Suite 201	
Nashville, TN 37216	Lawrenceville, GA 30043	

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, WE,

Susan N. Martin, Unmarried

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

Angela M. Sweat

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. 2 on the Plan of Phillips subdivision of Lot No. 42 on the Plan of Lot 6. in McMahan's Subdivision of the Maplewood lands, of record in Book 2083, page 41, 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 Randal Lee Martin and wife, Susan N. Martin by Deed from Laverna A. Allgood , of record in Book 4798, Page 154, Register's Office for Davidson County, Tennessee. The said Randel Lee Martin having quitclaimed his interest in the property to Susan N. Martin by Quitclaim Deed of record in Book 7067, page 665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2198, Page 127, amended in Book 2242, page 373, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

*Said Lot No. 2 fronts 130.78 feet on the northerly side of McMahan Avenue and runs back between lines 136.56 feet on the westerly line and 78.58 feet on the easterly line to a dead line in the rear measuring 130.41 feet.

This is Improved (__X__) Unimproved (____) property, known as: **913 McMahan Avenue, Nashville, TN 37216**

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 convenant 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 **27th** day of **April, 2004.**

Susan N. Martin
Susan N. Martin

Davidson County DEEDWARR
Recvd: 05/07/04 12:23 2pgs
Fees:13.00 Taxes:358.90

20040507-0052334

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 **Susan N. Martin, Unmarried,** the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **April, 2004.**

Notary Public

My Commission Expires: 5/27/05

