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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/04 09:24 2pgs
Fees:13.00 Taxes:375.55

20040601-0063517

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Renee L Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: 8/20/06
(AFFIX SEAL)

GLENN S. MACKEY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. MY COMMISSION EXPIRES: AUGUST 20, 2006

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRADY T. MARTIN (NAME)	same (NAME)	MAP 95-7
P.O. Box 125 (ADDRESS)	(ADDRESS)	PARCEL 46
College Grove, TN 37046 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, John N. New

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grady T. Martin, a 1/2 undivided interest, and wife, Renee L. Martin, a 1/2 undivided interest, as tenants in common

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:

Being Lot No. 181 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 181 fronts 117 feet on the northerly side of Deerwood Road and runs back 167.6 feet on the westerly line and 115 feet on the easterly line to a dead line, measuring 128 feet thereon.

Being the same property conveyed to Charles New, Paula Hughes and John N. New by Will of Dorothy D. New, Probate Court for Davidson County, Tennessee and to John N. New by deed from Charles New, Alan David Hughes and wife, Paula Hughes of record in Book 7844, page 957, Register's Office for Davidson County, TN.

Cynthia Y. New joins in this conveyance to convey any interest she may have as the wife of John N. New.

Subject to restrictions of record in Book 1855, page 377 and 1876, page 264, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1835, pages 67-68, said

CONTINUED

unimproved ( )
This is improved (X) property, known as 2316 Deerwood Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 26th day of May, 2004

John N. New

Cynthia Y. New

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 John N. New and Cynthia Y. New

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the Y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of May 2004.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office.

Taxes for the year 2004 are prorated as assumed by the Grantees herein.

The legal description is the same as the previous deed of record.