BOOK 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/04 15:46 2pgs
Fees:13.00 Taxes:1104.45
20040617-0072089

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 298,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd E. Love	Cavalry Banking	175/109.00
(NAME)	(NAME)	
4049 Maxwell Road	114 West College Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37130	
(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, Dean Morris Martin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Floyd E. Love and wife, Flora M. Love

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:

A tract or parcel of real estate in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the Lands of J.F. Hibbett, deceased, not of record, and described according to a survey made by Cummings Surveying Company, dated March 31, 1969, as follows:

Beginning at an iron pin in the southerly margin of Maxwell Road, at the northeast corner of the Holloway Property; thence with the margin of said Road, East 0 deg. 00' 209 feet to an iron pin in Hittinger Property; thence along Hittinger Line and along a fence, south 28 deg. 31' east 625.3 feet to an iron pin; thence west 209 feet to an iron pin; thence north 28 deg. 31' west 625.3 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Dean Morris Martin, Individually by Quitclaim Deed from Dean Morris Martin, Successor Trustee of the Milburn L. Martin Revocable Living Trust Agreement U/A/D May 10, 1999, of record in Instrument No. 20040309-0026579, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 4049 Maxwell Road, Antioch, TN 37013
(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 16th day of June 2004

Dean Morris Martin by Brenda Neal, attyinfact

Dean Morris Martin

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 Dean Morris 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 16th day of June 2004.

Commission expires January 26, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

State of Tennessee
County of Davidson

Before me, a Notary Public of said State and County aforesaid personally appeared Brenda Wenk, to me known(or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dean Morris Martin, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Dean Morris Martin.

Witness my hand and seal at office this 16th day of June, 2004.

My Commission Expires: January 26, 2008

Notary Public – Lee E. Cranford

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE