Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/18/04 12:56 1pgs
Fees:13.00 Taxes:429.20

20040618-0072494

WARRANTY DEED

Preparer's File #-04F0484

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2004.

(Affix Seal) Notary Public

My Commission Expires: 7-21-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Deborah K. Martin and Barbara J. Etheridge	ABN AMRO Mortgage Group, Inc.	83-13-102
1114 Fatherland Street	2600 W. Big Beaver Rd.	
Nashville, TN 37206	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN JOSEPH AND LYNNE BERRY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DEBORAH K. MARTIN, UNMARRIED AND BARBARA J. ETHERIDGE, UNMARRIED ALSO KNOWN AS BOBBIE ETHERIDGE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of Lot No. 96 on the plan of Edgefield, of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 96 fronts 50 feet on the South side of Fatherland Street and runs back between parallel lines 107 feet to a dead line in the rear.

Being the same property conveyed to John H. Joseph by Warranty Deed from Allied Capital Corp., Inc. of record in Instrument No. 200210310133401, executed on 10-25-02 and recorded on 10-31-02, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **1114 Fatherland Street, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **15th** day of **June, 2004**:

John Joseph

Lynne Berry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN JOSEPH AND LYNNE BERRY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 15th day of June, 2004.

Notary Public

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/17/08