WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/04 10:53 2pgs
Fees:13.00 Taxes:740.00
20040628-0076282

NCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2004

Janelle K. Johnson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: **Same as new Owner**	MAP-PARCEL NUMBERS
Maxey Ryan	~~Argent Mortgage Company, LLC~~	MAP 011-00
(NAME)	(NAME)	
3258 Freeman Hollow Road		PARCEL 14700 AND
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072		PARCEL 09900
(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, The Estate of Janelle W. Martin by Steve L. Martin as Executor and indivually and Nelle Martin Alley, indivually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxey Ryan, **married as his sole and separate property**

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 LOCATED IN THE 10TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOCATED IN GOODLETTSVILLE ON THE EASTERLY MARGIN OF FREEMAN HOLLOW ROAD BOUNDED ON THE NORTH BY HASTING ON THE EAST AND SOUTH BY TEWS AND ON THE WEST BY FREEMAN HOLLOW ROAD DESCRIBED ACCORDING TO
A COMPOSITE DESCRIPTION DERIVED FROM SURROUNDING PROPERTY OWNERS DEED DESCRIPTIONS AND FIELD MEASUREMENTS SHOWN ON A MORTGAGE LOAN INSPECTION DATED 6-21-04 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE EASTERLY MARGIN OF FREEMAN HOLLOW ROAD, SAID ROD BEING THE SOUTHWEST CORNER OF THE SAMUEL HASTING LAND (INST# 20000721-0072012 R.O.D.C., TN. AND BOOK 10763, PAGE 915 R.O.D.C., TN.); THENCE LEAVING SAID EASTERLY MARGIN WITH SAID HASTING AND A FENCE AS DESCRIBED IN BOOK 10763, PAGE 915 R.O.D.C. NORTHEASTERLY 235.61 FEET TO A POINT; THENCE NORTHEASTERLY 144.38 FEET TO A POINT; THENCE NORTHEASTERLY 267.91 FEET TO A POINT IN THE WESTERLY LINE OF THE HEINZ TEWS LAND (BOOK 9076, PAGE 165 R.O.D.C., TN.); THENCE WITH SAID TEWS AS DESCRIBED IN BOOK 9076, PAGE 165 R.O.D.C., TN. S 14°16'29" W 481.35 FEET TO AN IRON ROD (OLD); THENCE CONTINUING WITH TEWS (BOOK 7686, PAGE 860) AS DESCRIBED IN THE EXCLUSION IN BOOK 7156, PAGE 572 R.O.D.C., TN.) N 74°31'34" W 481.99 FEET TO AN IRON ROD (OLD) ON SAID EASTERLY MARGIN OF FREEMAN HOLLOW ROAD; THENCE WITH SAID MARGIN WITH A CURVE TO THE LEFT WITH A RADIUS OF 717.56 AND AN ARC LENGTH OF 165.62 FEET TO THE POINT OF BEGINNING

Being the same property conveyed to Leon Martin and wife, Janell Martin on 10/09/73, by deed from M.E. Ayers and wife, Wilma Ayers, filed for record on 10/31/73, in Book 4760, page 260, Register's Office for Davidson County, Tennessee. The said Janell Martin (a/k/a Janelle W. Martin) having since died on 05-05-03, being predeceased by her husband, Leon Martin, and Steve Martin and Nell Martin Alley being the devisees under the Last Will and Testament of the said Janelle W. Martin. And also being the same property conveyed to Jenelle W. Martin by Deed from William Earl Ayers and wife, Sue Batson Ayers in Book 7156, page 573 filed for record on 3/4/87

~~CONTINUED~~

unimproved ( )
This is improved (X) property, known as 3258 Freeman Hollow Road, Goodlettsville, Tennessee 37072
(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 23rd day of June 2004

The Estate of Janelle W. Martin
By: Steve L. Martin, Exec.
Steve L. Martin as Executor

Steve L. Martin
Steve L. Martin indivually

Nelle Martin Alley
Nelle Martin Alley, indivually

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve L. Martin and Nelle Martin Alley

the bargainor s, 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 Davidson County, Tennessee, this 23 day of June, 2004

Commission expires ~~My Commission Expires April 22, 2008~~

Notary Public

STEVEN B INGRAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steve L. Martin and ---------- with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor ~~of the Estate of Janelle W. Martin~~ and ---------- respectively of the The Estate of Janelle W. Martin the within named bargainor, and corporation, and that he as such Executor ~~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 Steve L. Martin as such Executor, and attesting the same by the said ---------- ~~as such ----------~~.

Witness my hand and official seal at office at Old Hickory, TN on this the 23rd day of June, 2004.

My commission expires My Commission Expires April 22, 2008

Notary Public

STEVEN B INGRAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

SLM
nma