RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22968-06-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $194,500.00. Affiant Subscribed and sworn to before me this 30th day of June, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Bonnie L. Martin 924 Willow Oak Court Nashville, TN 37221	**Send Tax Bills To:** Pulte Mortgage, LLC 7475 South Joliet Street Englewood, CO 80112	**Tax Information:** Map No.156.01-0C Parcel No. 047.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin D. Anglin and wife, Holli Banks Anglin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bonnie L. Martin,** unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 924 Willow Oak Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2004.

Kevin D. Anglin

Holli Banks Anglin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kevin D. Anglin and wife, Holli Banks Anglin**, 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, at office, this 30th day of June, 2004.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 07/09/04 10:28 2pgs
Fees:13.00 Taxes:719.65

20040709-0081785

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of East Colony at Riverbend as of record in Plat Book 7900, page 733, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin Anglin and wife, Holli Banks Anglin by deed dated June 26, 1996 from The Zeiltin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, of record in Book 10137, page 806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Restrictions of record in Book 5354, page 765, Book 5403, page 5, Book 7199, page 119, Book 9792, page 20;
3. Easements of record in Book 6613, page 536;
4. By-Laws of record in Book 7199, page 135, Book 7781, page 645, Book 9792, page 24;
5. Charter of record in Book 8748, page 817; and
6. All matters appearing on the Plan of record in Book 7900, page 733 and Book 7900, page 4, Register's Office for Davidson County, Tennessee.