Box 14-A
17261-2

Davidson County DEEDWARR
Recvd: 07/19/04 09:21 3pgs
Fees:18.00 Taxes:2331.00
20040719-0085626

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Affiant Subscribed and sworn to before me this 15 day of July, 2004. Notary Public My Commission Expires: 4/10/05

Address New Owner As Follows:
Tony Martin and wife,
Sharon Martin
515 Fairfax Avenue
Nashville, TN 37212

Send Tax Bills To:
Bank of America, N.A.
P.O. Box 17404
Baltimore, MD 21297-1404

Map-Parcel Number:
104-10-0-197.00
24W 06945

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IVAN M. ROBBINS AND WIFE, CHERIE R. ROBBINS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **TONY MARTIN AND WIFE, SHARON MARTIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and part of Lot No. 4, Block 5, on the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ivan M. Robbins and wife, Cherie R. Robbins by deed vrom Harry Gibson, Executor under the will of Bonnie Hager Daume, of record in Book 10954, page 946, Register's Office for Davidson County, Tennessee, and re-recorded as Instrument No. 20010712-0074194, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, pages 138 and 138, Register's Office for said County.

This is improved property known as 515 Fairfax Avenue, Nashville, TN 37212.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15 day of July, 2004.

Ivan M. Robbins

Cherie R. Robbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IVAN M. ROBBINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2004.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHERIE R. ROBBINS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC